

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

06/19/1995-15986
01:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 944 45.30

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY SIX THOUSAND FIVE HUNDRED & NO/100---- (\$166,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Howard Holcombe and Johnny H. Holcombe, married individuals (herein referred to as grantors), do grant, bargain, sell and convey unto James Bradley Jenkins and wife, Susan B. Jenkins (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$134,715.25 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5745 Cypress Trail, Hoover, Alabama 35244.

Subject property does not constitute the homestead of the Grantors herein as defined by the Code of Alabama.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 16th day of June, 1995.

1 Howard Holcombe (SEAL)
Howard Holcombe

1 Johnny H. Holcombe (SEAL)
Johnny H. Holcombe

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Howard Holcombe and Johnny H. Holcombe, married individuals whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June A.D., 1995

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

Notary Public

Inst # 1995-15986

EXHIBIT "A"

Commence at the Southeast corner of the SW 1/4 of SE 1/4, Section 24, Township 19 South, Range 1 West and run Northerly along the East boundary line of said SW 1/4 of SE 1/4 a distance of 605.85 feet to a point on the Northernmost right of way line of County Highway No. 440 and the point of beginning; thence turn an angle of 69 deg. 02 min. 26 sec. right and run Northeasterly along said right of way line a distance of 782.50 feet to a point; thence turn an angle of 68 deg. 27 min. 46 sec. left and leaving said right of way line, run Northerly a distance of 1439.35 feet to a point on a ridge known as Straight Ridge thence turn an angle of 140 deg. 19 min. 46 sec. left and run Southwesterly along said Straight Ridge a distance of 244.93 feet to a point; thence turn an angle of 14 deg. 39 min. 45 sec. right and continue along said Straight Ridge a distance of 181.61 feet to a point; thence turn an angle of 7 deg. 21 min. 00 sec. right and continue along said Straight Ridge a distance of 121.50 feet to a point; thence turn an angle of 7 deg. 42 min. 30 sec. right and continue along said Straight Ridge a distance of 199.18 feet to a point; thence turn an angle of 10 deg. 38 min. 40 sec. left and continue along said Straight Ridge a distance of 193.03 feet to a point; thence turn an angle of 2 deg. 32 min. 40 sec. left and continue along said Straight Ridge a distance of 417.44 feet to a point; thence turn an angle of 0 deg. 18 min. 20 sec. left and continue along said Straight Ridge a distance of 353.89 feet to a point; thence turn an angle of 99 deg. 10 min. 36 sec. left and leaving said Straight Ridge, run Southeasterly a distance of 798.29 feet to a point; thence turn an angle of 21 deg. 44 min. 33 sec. right and run Southeasterly a distance of 225.72 feet to a point on the Northernmost right of way line of County Highway No. 440; thence turn an angle of 90 deg. 00 min. 00 sec. left and run Northeasterly along said right of way line a distance of 47.55 feet to the point of beginning; said parcel is lying in the SE 1/4 of Section 24, Township 19 South, Range 1 West; being situated in Shelby County, Alabama.

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