

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Van Holcombe

(Address) 116820 Hwy 25,
Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five thousand and no/100 Dollars.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Rosemary Brown, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Van E. Holcombe and Bobby E. Holcombe

(herein referred to as grantee, whether one or more), the following described real estate, situated in
County, Alabama, to-wit:

Begin at the Southwest corner of the SW 1/4 of the SE 1/4, Section 32, Township 21 South, Range 1 West, thence Northerly along the West boundary of said 1/4-1/4 for 152.16 feet to a point; Thence turn an angle of 102 degrees 46 minutes 19 seconds to the right and run 250.01 feet to a point; thence turn an angle of 114 degrees 59 minutes 08 seconds to the right and run 105.60 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 175.41 feet to a point, being a point on the North right-of-way line of Alabama Highway No. 25; thence turn an angle of 131 degrees 11 minutes to the right and run along said right-of-way for 119.25 feet to a point; thence continue along said right-of-way along a curve to the left, having a radius of 1602.61 feet and central angle of 4 degrees 06 minutes 44 seconds, for an arc distance of 115.02 feet to a point; thence turn an angle of 81 degrees 07 minutes 16 seconds, from the tangent to the curve, to the right and run 156.57 feet to a point; thence turn an angle of 65 degrees 56 minutes 59 seconds to the left and run 25.00 feet to the point of beginning. Said parcel is lying in the SW 1/4 of SE 1/4 Section 32, Township 21 South, Range 1 West and the NW 1/4 of NE 1/4 of Section 5, Township 22 South, Range 1 West. According to the survey of John Gary Ray, Reg. P.E. & L.S. #12295, dated February 22, 1995.

Inst # 1995-16064

06/20/1995-16064
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOI, NCD 13.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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, I have hereunto set my hands(s) and seal(s), this 16th day of June, 19 95.

(Seal)

Rosemary Brown (Seal)
Rosemary Brown

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rosemary Brown whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she 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., 19 95.

Janet H. Hays
Notary Public.

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