

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty One Thousand Five Hundred 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,

Royce M. Abernathy and wife, Jamie Lynn Abernathy

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

John H. Holcombe

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

All that part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 3, Township 20, Range 2 East, lying Northeast of the Chancellor's Ferry paved road, and Southeast of that certain dirt road leading from Chancellor's Ferry Road in a Northeasterly direction to the Scott Logan Place.

Royce M. Abernathy is one and the same as Michael Abernathy the Grantor in that certain deed from Clara Kelley and Gloria Abernathy Hawk to Michael Abernathy dated February 9, 1996.

Inst # 1996-07031

03/04/1996-07031
03:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 30.00

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 said grantee, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of February, 19 96

(SEAL)

Royce M. Abernathy

(SEAL)

(SEAL)

Jamie Lynn Abernathy

(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 Royce M. Abernathy and wife, Jamie Lynn Abernathy

Whose name(s) 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 03rd day of February, A.D. 19 96

Harrison
Notary Public