

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

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

(Name) Van Holcombe  
16820 Highway 25  
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
P.O. Box 822  
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-46  
**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  
Shelby 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, being a point in place and in accordance with a survey of Horace Ray Edwards, RLS #9132, dated 1-30-7; thence Northerly along the West boundary of said 1/4-1/4 for 152.16 feet to an iron; thence turn an angle of 102 degrees 46 minutes 19 seconds to the right and run 250.01 feet to an iron; thence turn an angle of 65 degrees 00 minutes 52 seconds to the left and run 60.00 feet to an iron, being a point on the Southwest margin of County Road #97; thence turn an angle of 82 degrees 59 minutes 33 seconds to the right and run along said margin of County Road 97, being along a curve to the right, having a radius of 320.51 feet and central angle of 48 degrees 34 minutes 36 seconds, for an arc distance of 271.74 feet to an iron, being a point on the North right of way line of Alabama Highway #25; thence turn an angle of 89 degrees 36 minutes 51 seconds to the right from the tangent to the curve, and run Westerly along said Alabama #25 right of way for 235.21 feet to a concrete right of way monument; thence continue along said right-of-way along a curve to the left, having a radius of 1602.61 feet and a 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 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 November 15, 1995.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record. This deed is given to correct the legal description in that certain deed recorded in Instrument #1995-16064, in Probate Office of Shelby County, Alabama.  
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 18th day of July, 1996.

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Rosemary Brown (Seal)  
Rosemary Brown

**General Acknowledgment**

**STATE OF ALABAMA**  
**SHELBY COUNTY** }  
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rosemary Brown, a single woman 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 18th day of July, A. D., 1996.

Janet J. Pearson  
Notary Public.

Inst # 1996-23597