

THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS L. KEY, ATTORNEY AT LAW
POST OFFICE BOX 380345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:

✓ JOHN H. HOLCOMBE and DEWEY E. THORNBURG, JR.

P.O. Box 275
Harpersville, AL 35078

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$8,500.00)** to the undersigned **GRANTOR, COMMERCIAL CREDIT CORPORATION**, a corporation (herein referred to as **GRANTOR**), in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto **JOHN H. HOLCOMBE and DEWEY E. THORNBURG, JR.**, (herein referred to as **GRANTEES**) the following described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

A part of the Southwest Quarter of the Northwest Quarter of Section 27, Township 19 South, Range 2 East described as follows: Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 19 South, Range 2 East, thence South along the West boundary of said Quarter-Quarter 221.44 feet to the Southeastly right of way of Alabama Highway 25, thence continue along the previously described course 278.00 feet to the point of beginning; thence left 90 degrees 07 minutes 31 seconds Easterly 210.07 feet, thence right 90 degrees 07 minutes 41 seconds South 104.99 feet, thence right 89 degrees 59 minutes 35 seconds Westerly 210.00 feet to a point on the West boundary of said Quarter-Quarter, thence right 89 degrees 57 minutes 59 seconds Northerly 104.55 feet to the point of beginning. LESS AND EXCEPT the following described property: Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 19 South, Range 2 East, thence South along the West boundary of said Quarter-Quarter 221.44 feet to the Southeastly right of way of Alabama Highway 25, thence continue along the previous described course 278.00 feet, thence left 00 degrees 02 minutes 17 seconds Southerly 104.55 feet, thence left 89 degrees 57 minutes 59 seconds Easterly 131.06 feet to the point of beginning, continue 63.84 feet along the previously described course, thence left 69 degrees 41 minutes 19 seconds Northeasterly 18.54 feet, thence left 89 degrees 41 minutes 59 seconds Northwesterly 59.91 feet, thence left 90 degrees 21 minutes 34 seconds Southwesterly 41.01 feet to the point of beginning. EXCEPT that portion of said property occupied by public road having a right of way width of 40 feet.

SUBJECT TO:

1. Taxes for the year 1996, which are a lien but not yet due and payable until October 1, 1996.
2. Easements, restrictions, covenants and right-of-ways of record, if any.
3. Subject to all outstanding Rights of Redemption under the Laws of the State of Alabama of those entitled to redeem arising from the foreclosure of the mortgage from Norman L. Smith and wife, Gloria F. Smith to Commercial Credit Corporation dated November 16, 1992 and recorded in Volume 1992, Record of Mortgages, Page 27760 in the Probate Office of Shelby County, Alabama, which mortgage foreclosure deed was dated July 6, 1995 and recorded in Instrument #1995-18529 in said Probate Office on July 13, 1995, which said rights expire July 6, 1996.

TO HAVE AND TO HOLD to the said **GRANTEES**, their heirs, devisees, assigns, or its successors and assigns forever.

AND SAID **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEES**, their heirs devisees, executor and or assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

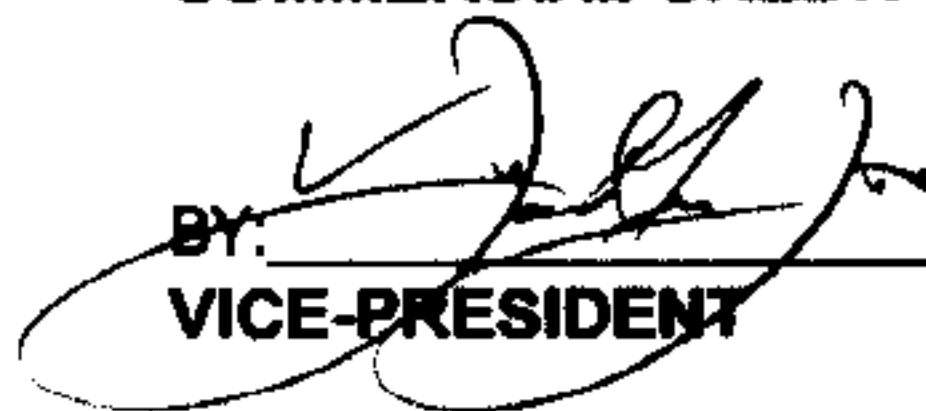
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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1996-24591

IN WITNESS WHEREOF, the said GRANTOR, by its **VICE-PRESIDENT, DAVE DAVIS**, who is authorized to execute this conveyance, has hereto set its signature and seal this **28TH** day of **FEBRUARY, 1996**.


COMMERCIAL CREDIT CORPORATION

BY: 
VICE-PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **DAVE DAVIS**, whose name as **VICE-PRESIDENT** of **COMMERCIAL CREDIT CORPORATION**, a corporation, 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 he, as such officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this **28TH** day of **FEBRUARY, 1996**.


NOTARY PUBLIC
My Commission Expires: **10/31/99**

• 1996-24591

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