

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

6,000

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and assumption of mortgage to Howard Holcombe and Josephine Holcombe

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

James E. Becton, unmarried

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

Virginia Ruth Land

(herein referred to as grantee, whether one or more) all of my undivided one-half interest the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Parcel II:

Begin at the NE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 21 South, Range 1 West, and run West along the North line thereof 231.38 feet; thence 82 deg. 30 min. 05 sec. left and run 2009.61 feet; thence 35 deg. 00 min. 16 sec. left and run 303.95 feet to the Northerly right-of-way of Columbiana-Calera Road; thence 90 deg. 00 min. left to tangent, and run along said R/W and a curve to the right having a radius of 589.35 feet for 118.78 feet; thence continue along said R/W and a curve to the right having a radius of 250.35 feet for 233.80 feet; thence 128 deg. 58 min. 15 sec. left from tangent and run Northerly for 287.52 feet; thence 108 deg. 56 min. 15 sec. right and run 281.09 feet to a point on the East side of Barber-Holcombe Road; thence 87 deg. 52 min. 05 sec. left for 219.85 feet; thence 27 deg. 49 min. 20 sec. left for 286.51 feet; thence 9 deg. 19 min. 20 sec. left for 129.72 feet; thence 18 deg. 08 min. 17 sec. right for 124.51 feet; thence 91 deg. 39 min. 53 sec. left and run West 243.08 feet to the SE corner of Section 31, Township 21 South, Range 1 West; thence 91 deg. 22 min. 42 sec. right and run 1323.00 feet to the point of beginning. Containing 23.05 acres, more or less.

Grantee's address:

281 Holcombe Road
Calera, Alabama 35040

Inst # 1997-06065

02/26/1997-06065
02:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MCD 14.50

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 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 20th day of February, 19 97.(SEAL) James E. Becton (SEAL)

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

STATE OF Alabama

COUNTY

General Acknowledgment

a Notary Public in and for said County.

I, the undersigned authority,
in said State, hereby certify that James E. Becton, unmarried

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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 19 97

Notary Public

Conwill & Justice