

This instrument prepared (without examination of title) by:

Send Tax Notice to:

C. Fred Daniels  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue  
Birmingham, Alabama 35205

John Howard Holcombe  
681 Sun Valley Road  
Harpersville, AL 35078

1,000.00

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

: KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned HOWARD HOLCOMBE, and wife, JOSEPHINE C. HOLCOMBE, ("Grantors"), in hand paid by JOHN HOWARD HOLCOMBE ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantors do by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the NE ¼ of the SE ¼ of Section 2, Township 20 South, Range 2 East and run North 115 feet to the West right-of-way line of U.S. Highway 280, formerly known as Birmingham-Sylacauga Highway; thence run NW along said right-of-way a distance of 2,134 feet to the point of beginning of the lot hereby conveyed; from this point, turn SW at right angles and run 420 feet to a corner; thence turn 90° and run NW 210 feet to a corner; thence turn a 90° angle and run NE 420 feet to a concrete post on the West side of said highway; thence run SE along said highway 210 feet to the point of beginning; being situated in the NE ¼ of NW ¼ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama.

Subject to easements and restrictions of record.

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs and assigns forever.

And said Grantors do for themselves and for their heirs and assigns, covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantors have hereto set their signature and seal this 17<sup>th</sup> day of February, 1997.

Howard Holcombe  
Howard Holcombe

Josephine C. Holcombe  
Josephine C. Holcombe

Inst # 1997-16828

(Notarization on following page)

05/30/1997-16828  
01:29 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 12.00

Inst # 1997-16828

STATE OF ALABAMA     )  
                                     :  
SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Josephine C. Holcombe, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17<sup>th</sup> day of February, 1997.

  
\_\_\_\_\_  
Notary Public

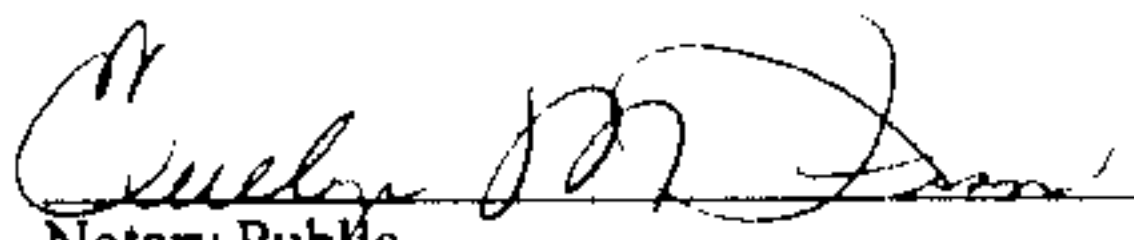
[SEAL]

My commission expires  
8/23/98

STATE OF ALABAMA     )  
                                     :  
SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard Holcombe, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17<sup>th</sup> day of February, 1997.

  
\_\_\_\_\_  
Notary Public

[SEAL]

My commission expires  
8/23/98

Inst # 1997-16828

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