

WARRANTY DEED

TP 2868

State of Alabama)
Shelby County)

Know All Men By These Presents:

That in consideration of NINETY SEVEN THOUSAND FIVE HUNDRED and NO/100 DOLLARS (\$97,500.00), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, Nell Holcombe, a widowed woman, and Mary Amelia Davis, a married woman, (herein referred to as "Grantors"), grant, bargain, sell, and convey unto Betty J. Caiola and Jerry Trummell, (herein referred to as "Grantees"), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

See legal description attach hereto and made a part herein.

No part of the above described property is the homestead of Mary Amelia Davis or that of her respective spouse.

Grantees address: 27 Highway 331, Columbiana, AL 36051

Subject to Advalorem taxes for the years 1998, and thereafter; covenants, restrictions, easements, and rights of way of record.

\$68,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals on this the 11th day of March, 1998.

Nell Holcombe (Seal)
Nell Holcombe

Mary Amelia Davis (Seal)
Mary Amelia Davis

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nell Holcombe and Mary Amelia Davis, whose names 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official on this the 11th day of March, 1998.

Larry R. Newman
Notary Public
My commission expires: 1-2-00

04/28/1998-14000
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

This instrument was prepared by:

Larry R. Newman, Attorney at Law
3141 Lorna Road, Birmingham, Alabama 35216

Inst # 1998-14000

PARCEL NO. 5;

A parcel of land containing 3.0 acres, more or less, located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 444.16 feet; thence turn left 64 deg. 07 min. 51 sec. a distance of 495.03 feet to the point of beginning; thence continue last course a distance of 113.75 feet; thence turn left 67 deg. 47 min. 27 sec. a distance of 103.23 feet; thence turn right 80 deg. 55 min. 48 sec. a distance of 200.28 feet to the Northerly right-of-way of Shelby County Highway No. 26; thence turn left 80 deg. 56 min. 51 sec. along said right-of-way a distance of 227.19 feet to the Westerly right-of-way of Shelby County Highway No. 331; thence turn left 84 deg. 57 min. 21 sec. along said right-of-way a distance of 274.69 feet; thence turn left 01 deg. 33 min. 36 sec. along said right-of-way a distance of 75.80 feet; thence turn left 02 deg. 55 min. 07 sec. along said right-of-way a distance of 76.14 feet; thence turn left 05 deg. 47 min. 38 sec. along said right-of-way a distance of 53.16 feet; thence turn left 106 deg. 57 min. 48 sec. a distance of 463.93 feet to the point of beginning.

*map
N.H.*

Inst # 1998-14000

04/20/1998-14000
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 40.50