

PREPARED BY:

TRUSSELL & FUNDERBURG
1916 First Avenue, North
Pell City, Alabama 35125

SENT TAX NOTICE TO:

Keith and Sharon Henderson
7 16th Street, South
Pell City, Alabama 35125

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

\$500.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration, to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, KATHERINE HOLCOMB, an unmarried woman, (herein referred to as grantors) do grant, bargain, sell and convey unto KEITH HENDERSON AND WIFE, SHARON HENDERSON (herein referred to as Grantees) for and during their joint lives 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:

Lot 15, according to a survey of Wilson's Subdivision No. 1, as recorded in Map Book 3, Page 62, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 1998, and each subsequent year.
2. Mineral and mining rights not owned by the Grantor herein.
3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.
4. Right of way to Alabama Power Company as shown by Deed Book 123, Page 38, Probate Office, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives 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.

08/18/1998-31983
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.50

Inst # 1998-31983

And, I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 hand and seal this 2 day of July, 1998.

Katherine Holcomb
Katherine Holcomb

STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Katherine Holcomb, an unmarried 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 2nd day of July, 1998.

Heidi Morrow
Notary Public

Inst # 1998-31983

08/18/1998-31983
10:41 AM CERTIFIED
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