

This form provided by  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Howard Holcombe

(Address) 142 Ranch Road  
Hopewell, Ala 35078

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA }  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Fifty Two Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Tammy R. Walker, a Married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Howard Holcombe and Josephine Holcombe

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

Inst # 2001-00773

01/09/2001-00773  
08:51 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MMB 66.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20th day of December, 2000.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

Tammy R. Walker (Seal)  
Tammy R. Walker  
Johnny G. Walker (Seal)  
BY: Johnny G. Walker, Attorney in Fact  
under Power of Attorney recorded as (Seal)  
Instrument #9701-3137 in Probate Office  
of Jefferson County, Alabama.

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Johnny G. Walker as Attorney in Fact for Tammy R. Walker

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., in his capacity as such Attorney in Fact.

Given under my hand and official seal this 20th day of December A. D. ~~XX~~ 2000

My Commission Expires: 10/16/04

[Signature]  
Notary Public.

EXHIBIT "A"  
LEGAL DESCRIPTION

Commence at the Southwest corner of the Southeast quarter of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed North 47 degrees 30 minutes East for a distance of 109.15 feet to a point; thence turn 13 degrees 15 minutes to the left and proceed North 34 degrees 15 minutes East for a distance of 1505.5 feet to a point on the Easterly right-of-way line of Alabama No. 25 Highway and the point of beginning of land herein described; from this beginning point continue North 34 degrees 15 minutes East along the easterly right-of-way of said highway for a distance of 150 feet; thence turn an angle of 86 degrees 25 minutes to the right and proceeds South 59 degrees 20 minutes East for a distance of 142.8 feet; thence turn an angle of 94 degrees 00 minutes to the right and proceed South 34 degrees 40 minutes West for a distance of 93.1 feet; thence turn an angle of 63 degrees 11 minutes to the right and proceed North 82 degrees 09 minutes West for a distance of 157.2 feet to the point of beginning. Situated in Southeast Quarter of Section 28, Township 19 South, Range 2 East. Situated in Shelby County, Alabama.

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