


6-215,000  
Send Tax Notice To:  
William O. Holcombe  
3924 Forest Grove Drive  
Annadale, Virginia 22003

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

  
20040914000511210 Pg 1/3 18.00  
Shelby Cnty Judge of Probate, AL  
09/14/2004 13:24:00 FILED/CERTIFIED

**STATUTORY WARRANTY DEED**

**THIS IS A STATUTORY WARRANTY DEED** ("Deed") executed and delivered this 30th day of August, 2004, by **WILLIAM O. HOLCOMBE**, Trustee of the **William C. Holcombe Revocable Trust** (the "Trust") Dated February 22, 1996 ("Grantor"), to **WILLIAM O. HOLCOMBE AND THOMAS C. HOLCOMBE** (hereinafter referred to collectively as "Grantees").

**KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, on or about April 23, 1996, William C. Holcombe and Bernell J. Holcombe, husband and wife, conveyed to the Trust certain real estate located in Shelby County, Alabama (the "Property", as further defined herein);

WHEREAS, Section 14(c) of the Trust provides that (1) upon the death of the latter to die of William C. Holcombe and Bernell J. Holcombe, the Trust's assets shall be divided into as many shares as Bernell J. Holcombe shall then have children living and children dead with descendants surviving, and (2) any share allocated to a child of William C. Holcombe shall be transferred and paid over to such child;

WHEREAS, both William C. Holcombe and Bernell J. Holcombe are deceased; and

WHEREAS, Grantees are (1) the only children of William C. Holcombe, and (2) the only beneficiaries of the Trust;

**NOW, THEREFORE**, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantees to Grantor, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantees all of his right, title and interest in and to the Property as more particularly described in **Exhibit A** attached hereto;

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

This conveyance is subject to the following:

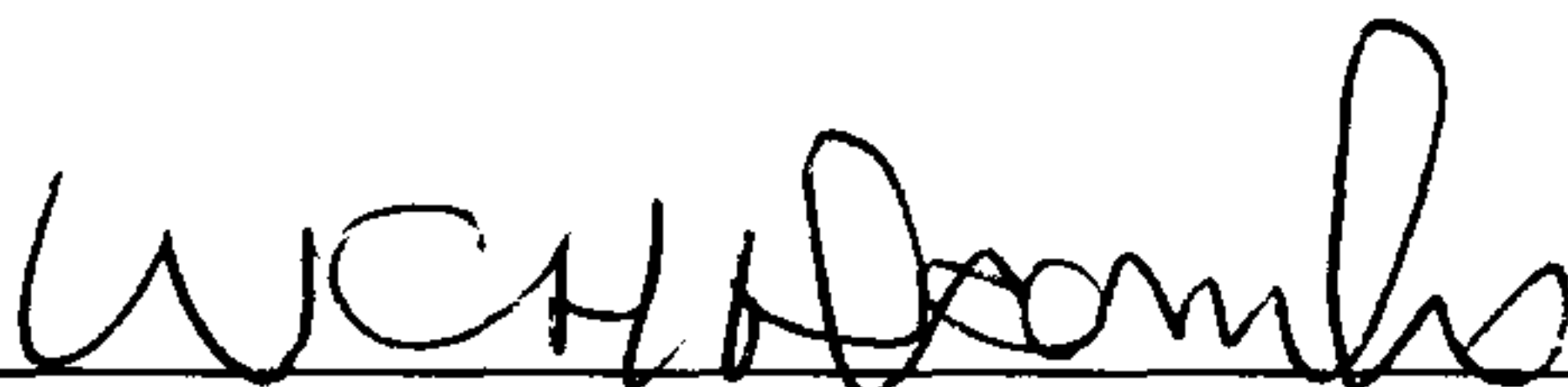
1. Taxes, dues and assessments due in the year 2004 and all subsequent years.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property conveyed herein.

**TO HAVE AND TO HOLD** unto Grantees, and Grantees' heirs, representatives, executors and assigns, forever.

This instrument is executed by Grantor solely in his capacity as Trustee of the Trust, and neither this instrument nor anything herein contained shall be construed as creating any personal obligation or liability on the part of the undersigned in his individual capacity, and the undersigned expressly limits his individual liability hereunder to the assets he receives and holds in his capacity as aforesaid.

**IN WITNESS WHEREOF**, Grantor has caused this Statutory Warranty Deed to be executed on the date first written above.

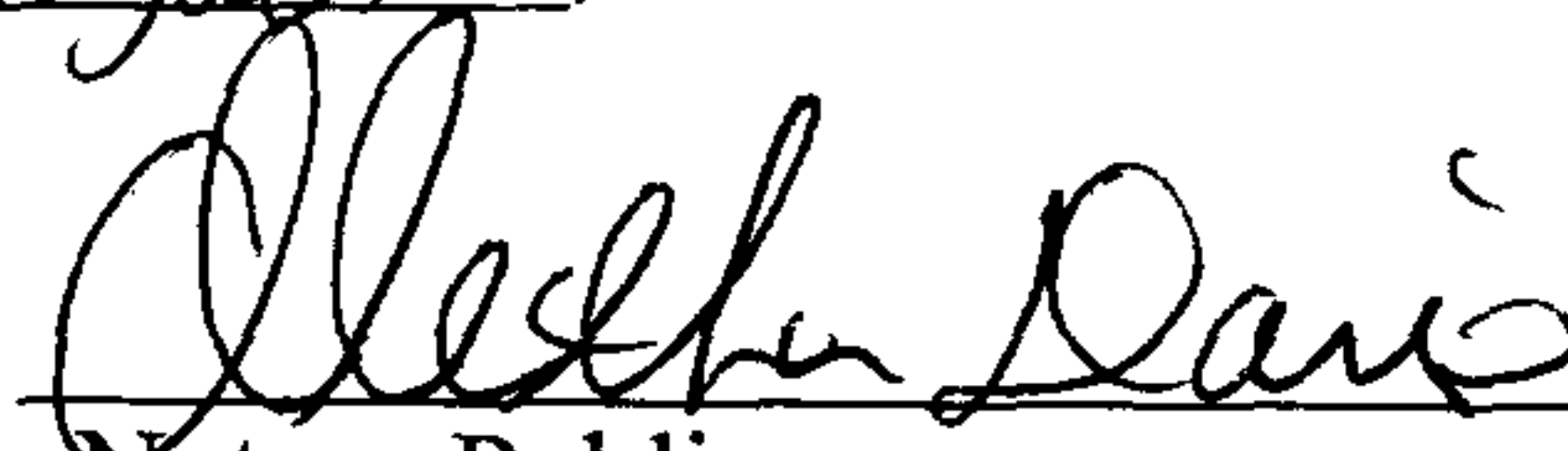
**GRANTOR:**

  
\_\_\_\_\_  
WILLIAM O. HOLCOMBE, Trustee of the  
William C. Holcombe Revocable Trust Dated  
February 22, 1996

STATE OF DC )  
 )  
\_\_\_\_\_) COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM O. HOLCOMBE**, Trustee of the William C. Holcombe Revocable Trust Dated February 22, 1996, whose name is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he, in his capacity as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand this 30 day of August, 2004.

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

[NOTARIAL SEAL]

My Commission Expires:

**OLETHA DAVIS**  
~~Notary Public, District of Columbia~~  
My Commission Expires June 14, 2008

**OLETHA DAVIS**  
Notary Public, District of Columbia  
My Commission Expires June 14, 2008



## EXHIBIT A

Begin at the Southeast corner of Section 23, Township 19 South, Range 1 West, and run North along the East line of said Section 495 feet; thence turn left and run West in a straight line parallel with the South line of said Section 2,640 feet; thence turn left and run South in a straight line parallel with the East line of said Section 495 feet; thence turn left and run East along the South line of said Section 2,640 feet to the point of beginning. Situated in Shelby County, Alabama.

Less and except all coal, iron ore, oil, gas, and any and all other mineral and mining rights.

Also, the N 1/2 of NE 1/4, Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, lying North of Old Highway 280.

LESS AND EXCEPT that portion previously conveyed by Deed Book 255, Page 622.

LESS AND EXCEPT 210 feet by 420 feet lying in the SE corner of said property.

LESS AND EXCEPT that portion covered by tax assessment Parcel I.D. #58-09-7-26-0-001-005.

Also, begin at a point on the Northern boundary of the SW 1/4 of the said NE 1/4 of Section 26, Township 19 South, Range 1 West, which point is 23.29 feet West of the NE corner of said 1/4 - 1/4 Section; thence run Easterly along the Northern boundary of said 1/4 - 1/4 Section and along the Northern boundary of the SE 1/4 of the NE 1/4 of said Section a distance of 275.29 feet, more or less, to the Northern right of way line of U. S. Highway No. 280; thence turn to the right and run Southwesterly along the Northern right of way line of said Highway 280 a distance of 300 feet to a point; thence turn to the right and run Northerly parallel with the Eastern boundary of the SW 1/4 of the NE 1/4 a distance of 91.84 feet to the point of beginning.

LESS AND EXCEPT that part of the N 1/2 of the NE 1/4, and part of the S 1/2 of the NE 1/4, Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, being 6 acres, more or less, surrounding the existing residence of William C. Holcombe, lying North of Old Highway 280.

Situated in Shelby County, Alabama.

THIS INSTRUMENT PREPARED BY:  
Jason M. Osborn  
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC  
420 20th Street North, Suite 1600  
Birmingham, Alabama 35203