

This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA)

## KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of THREE HUNDRED TWENTY FIVE THOUSAND and NO/00 (\$325,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JOHN H HOLCOMBE, A MUNICAL MAN

grant, bargain, sell and convey unto,

## TOWN OF HARPERSVILLE

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8<sup>TH</sup> day of April, 2005

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

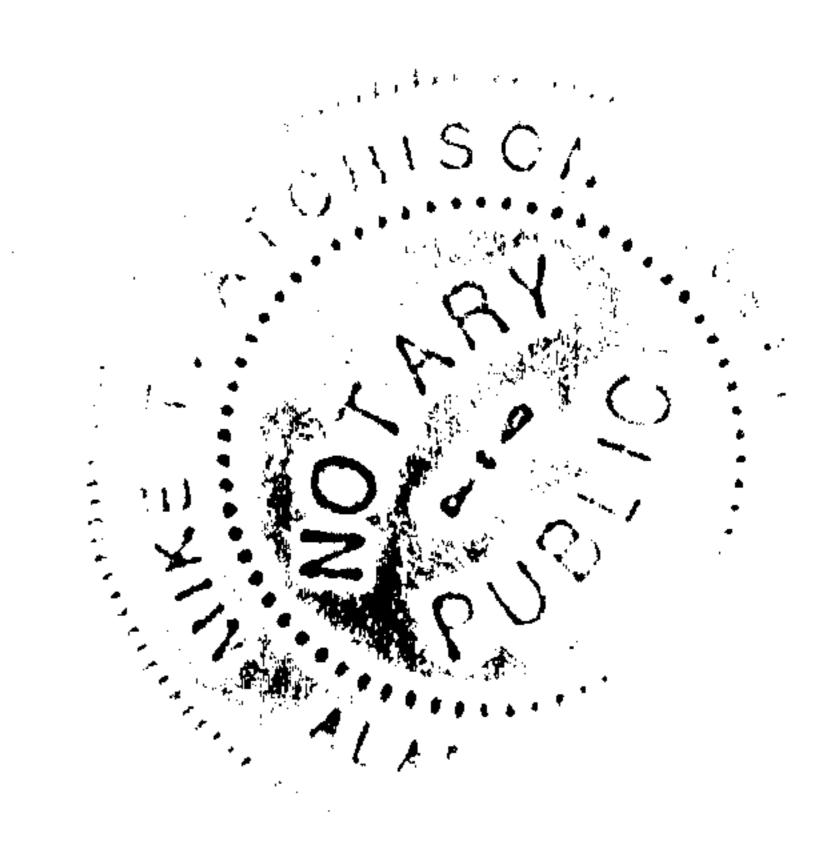
JOHN H. HOLCOMBE

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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>TH</sup> day of April, 2005.

Notary Public

My Commission Expires: 10-16-08



20050420000187710 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 04/20/2005 02:39:30PM FILED/CERT

## EXHIBIT "A" LEGAL DESCRIPTION

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 33, Township 19 South, Range 2 East; thence run South 20 degrees 04 minutes East a distance of 289.33 feet to a point on the East R/W line of Alabama Highway 25 and the point of beginning; thence run South 88 degrees 53 minutes East a distance of 478.30 feet; thence turn an angle of 90 degrees to the right and run a distance of 15.00 feet; thence turn an angle of 53 degrees 23 minutes to the left and run a distance of 218.30 feet; thence turn an angle of 39 degrees 23 minutes to the left and run a distance of 541.22 feet; thence turn an angle of 88 degrees 31 minutes 33 seconds to the right and run a distance of 262.85 feet; thence turn an angle of 91 degrees 01 minute 24 seconds to the right and run a distance of 1238.57 feet to the EAst right of way line of Hwy. 25; thence turn an angle of 96 degrees 08 minutes 43 seconds to the right and run along said R/W line a distance of 451.20 feet to the point of beginning. Situated in the N 1/2 of the NE 1/4 of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama.

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