

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Daniel Howard Holcombe

~~175 Shng Bark Dr~~
175 Shng Bark Dr
Harpersville, AL 35078

WARRANTY DEED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

20070515000227690 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
05/15/2007 03:17:26PM FILED/CERT

That in consideration of Fifty Thousand dollars and Zero cents (\$50,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Josephine Holcombe, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Daniel Howard Holcombe (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of L.N. Wyatt Subdivision No. 1, as recorded in Map Book 3, Page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$50,000.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SP OUSE(S).

TO HAVE AND 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, 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 1st day of May, 2007.

_____ (SEAL)	<u>Josephine Holcombe</u> (SEAL) Josephine Holcombe
_____ (SEAL)	_____ (SEAL)
_____ (SEAL)	_____ (SEAL)
	_____ (SEAL)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Josephine Holcombe 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of May, 2007.

Michael T. Atchison
Notary Public
My Commission Expires: 10/16/08

