

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Wayne Raia, Sr.
P.O. Box 100
Wilsonville, Az 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY FIVE THOUSAND AND NO/00 (\$65,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JOHN HOWARD HOLCOMBE**, a married man, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **WAYNE RAIA, SR. and NANCY RAIA**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

All of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way and permits of record.

This constitutes no part of the homestead of the grantor or his spouse.

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, 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 10th day of June, 2008.


John Howard Holcombe

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that John Howard 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, 2008.


Notary Public

My commission expires: 9/12/11

EXHIBIT A

COMMENCE AT THE SOUTHWEST CORNER OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE PROCEED IN A NORTHERLY DIRECTION ALONG THE WEST BOUNDARY OF SAID $\frac{1}{4}$ $\frac{1}{4}$ SECTION FOR A DISTANCE OF 560.26 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 25 BY PASS; THENCE TURN AN ANGLE OF 24 DEGREES 57 MINUTES 45 SECONDS TO THE RIGHT AND RUN ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 84.74 FEET TO A POINT, BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 100.24 FEET TO A POINT, BEING A FENCE CORNER; THENCE TURN AN ANGLE OF 93 DEGREES 30 MINUTES 34 SECONDS TO THE RIGHT AND RUN ALONG A FENCE LINE FOR A DISTANCE OF 87.87 FEET TO A POINT, BEING A FENCE CORNER; THENCE TURN AN ANGLE OF 81 DEGREES 53 MINUTES 06 SECONDS TO THE RIGHT AND RUN ALONG A FENCE LINE FOR A DISTANCE OF 93.19 FEET TO A POINT; THENCE TURN AN ANGLE OF 93 DEGREES 25 MINUTES 04 SECONDS TO THE RIGHT AND RUN FOR A DISTANCE OF 95.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL IS LYING IN THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ SECTION 26 T-21S, R-1W, AND CONTAINS .20 ACRE.