

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.

This Instrument was prepared by:

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



20110818000242940 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
08/18/2011 09:45:29 AM FILED/CERT

Send Tax Notice to:
Bobby E. Holcombe

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **VAN HOLCOMBE, a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **BOBBY E. HOLCOMBE and BETTY H. HOLCOMBE (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2011.
2. Easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF 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 17th day of August, 2011.

VAN HOLCOMBE

STATE OF ALABAMA)
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **VAN 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 17th day of August, 2011.

Shelby County, AL 08/18/2011
State of Alabama
Deed Tax: \$5.00

Notary Public
My Commission Expires: 10/16/2012

EXHIBIT "A"
LEGAL DESCRIPTION


20110818000242940 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
08/18/2011 09:45:29 AM FILED/CERT

A parcel of land located in the West Half of Section 5, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of said Section 5; thence run East along the North Section line a distance of 686.94 feet; thence turn right 90 degrees 00 minutes 00 seconds a distance of 1921.66 feet to a point on the Southeasterly right of way of Shelby County Highway #25 and the point of beginning ; thence turn left 57 degrees 10 minutes 49 seconds a distance of 246.82 feet; thence turn left 05 degrees 04 minutes 28 seconds a distance of 234.08 feet; thence turn right 67 degrees 19 minutes 07 seconds a distance of 510.88 feet; thence turn left 107 degrees 35 minutes 18 seconds a distance of 264.09 feet; thence turn right 66 degrees 02 minutes 30 seconds a distance of 215.98 feet; thence turn left 87 degrees 12 minutes 31 seconds a distance of 122.99 feet; thence turn left 60 degrees 53 minutes 34 seconds a distance of 100.63 feet; thence turn left 06 degrees 08 minutes 40 seconds a distance of 42.84 feet; thence turn left 14 degrees 45 minutes 53 seconds a distance of 38.46 feet; thence turn left 14 degrees 50 minutes 40 seconds a distance of 41.80 feet; thence turn left 09 degrees 25 minutes 45 seconds a distance of 40.15 feet; thence turn right 26 degrees 58 minutes 34 seconds a distance of 415.97 feet; thence turn left 78 degrees 52 minutes 29 seconds a distance of 159.98 feet; thence turn right 12 degrees 05 minutes 45 seconds a distance of 28.41 feet; thence turn right 27 degrees 19 minutes 02 seconds a distance of 218.22 feet; thence turn right 05 degrees 04 minutes 28 seconds a distance of 245.87 feet to a point on the Southeasterly right of way of said Highway; thence turn left 76 degrees 45 minutes 45 seconds along said right of way a distance of 30.82 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

A parcel of land to be known as Lot 1 of the Van Holcombe Family Subdivision, in the process of being recorded in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of Section 5, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East a distance of 686.94 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 1921.66 feet; thence South 57 degrees 10 minutes 49 seconds East a distance of 246.82 feet; thence South 62 degrees 15 minutes 17 seconds East, a distance of 234.08 feet; thence North 77 degrees 24 minutes 51 seconds East, a distance of 59.15 feet; thence North 86 degrees 09 minutes 56 seconds East, a distance of 99.45 feet; thence South 62 degrees 54 minutes 45 seconds East, a distance of 28.79 feet to the point of beginning; thence North 67 degrees 12 minutes 33 seconds East, a distance of 30.00 feet; thence South 22 degrees 47 minutes 27 seconds East, a distance of 369.00 feet; thence South 49 degrees 46 minutes 01 seconds East, a distance of 40.15 feet; thence South 40 degrees 20 minutes 16 seconds East, a distance of 41.80 feet; thence South 25 degrees 29 minutes 36 seconds East, a distance of 38.46 feet; thence South 10 degrees 43 minutes 43 seconds East, a distance of 42.84 feet; thence South 04 degrees 35 minutes 03 seconds East , a distance of 100.63 feet; thence South 56 degrees 18 minutes 31 seconds West , a distance of 122.99 feet; thence North 36 degrees 28 minutes 58 seconds West, a distance of 215.98 feet; thence North 54 degrees 05 minutes 08 seconds East, a distance of 152.55 feet; thence North 22 degrees 38 minutes 03 seconds West, a distance of 399.32 feet to the point of beginning.

ALSO, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

Commence at the NW corner of Section 5, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East, a distance of 686.94 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 1921.66 feet; thence South 57 degrees 10 minutes 49 seconds East, a distance of 246.82 feet; thence South 62 degrees 15 minutes 17 seconds East, a distance of 101.15 feet to the point of beginning; thence continue along the last described course, a distance of 132.93 feet; thence South 05 degrees 03 minutes 50 seconds West, a distance of 60.56 feet; thence North 79 degrees 21 minutes 18 seconds East, a distance of 105.30 feet; thence North 52 degrees 41 minutes 18 seconds East, a distance of 130.33 feet; thence North 22 degrees 47 minutes 27 seconds West, a distance of 25.19 feet; thence South 78 degrees 20 minutes 04 seconds West, a distance of 159.58 feet; thence North 89 degrees 34 minutes 11 seconds West, a distance of 28.41 feet; thence North 62 degrees 15 minutes 09 seconds West, a distance of 140.76 feet; thence South 00 degrees 45 minutes 18 seconds West, a distance of 32.95 feet to the point of beginning.

SUBJECT TO that portion of the following described ingress/egress, utility and drainage easement, lying on the above described property, said easement being more particularly described as follows:

Commence at the NW corner of Section 5, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East, a distance of 686.94 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 1921.66 feet to the point of beginning of said easement; thence South 57 degrees 10 minutes 49 seconds East, a distance of 246.82 feet; thence South 62 degrees 15 minutes 17 seconds East, a distance of 234.08 feet; thence North 77 degrees 24 minutes 51 seconds East, a distance of 59.15 feet; thence North 86 degrees 09 minutes 56 seconds East, a distance of 99.45 feet; thence South 62 degrees 54 minutes 45 seconds East, a distance of 28.79 feet; thence North 67 degrees 12 minutes 33 seconds East, a distance of 30.00 feet; thence North 22 degrees 47 minutes 27 seconds West, a distance of 46.97 feet; thence South 78 degrees 20 minutes 04 seconds West, a distance of 159.58 feet; thence North 89 degrees 34 minutes 11 seconds West, a distance of 28.41 feet; thence North 62 degrees 15 minutes 09 seconds West, a distance of 218.22 feet; thence North 57 degrees 10 minutes 41 seconds West, a distance of 245.87 feet; thence South 46 degrees 01 minutes 34 seconds West, a distance of 30.85 feet to the point of beginning of said easement.