

This instrument was prepared by:

L. Brooks Burdette
The Burdette Law Firm P.C.
113 Glenn Ave.
Trussville, AL 35173

Shelby County, AL 01/20/2012
State of Alabama
Deed Tax: \$10.00

Send Tax Notice
To:

Bobby E. Holcombe
Betty H. Holcombe
16780 Highway 25
Coubiana, AL 35051

22

7321011

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

\$10,000.00

SHELBY COUNTY

That in consideration of **Ten dollars and Zero cents (\$10.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Bobby E. Holcombe and wife, Betty H. Holcombe** (herein referred to as grantors) do grant, bargain, sell and convey unto **Bobby E. Holcombe and Betty H. Holcombe** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NW corner of Section 5, Township 22 South, Range 1 West, Shelby County, Alabama; thence N 90° 00' 00" E, a distance of 493.69; thence S 00° 00' 00"E, a distance of 539.56' to THE POINT OF BEGINNING; thence N 46° 13' 03" E, a distance of 151.29; thence S 19° 04' 49" E, a distance of 257.81'; thence S 44° 02' 21" E, a distance of 64.42'; thence S 09° 32' 50" W, a distance of 107.73'; thence S 49° 44' 02" W, a distance of 97.17'; thence S 84° 06' 17" W, a distance of 55.49'; thence N 11° 24' 26" W, a distance of 186.61'; thence N 17° 00' 26" W; a distance of 185.19' to the POINT OF BEGINNING.
Said parcel containing 1.37 acres, more or less.

ALSO INCLUDING a 12' wide ingress/egress, utility and drainage easement, lying 6' either side of and parallel to the following described centerline:
Commence at the NW corner of Section 5, Township 22 South, Range 1 West, Shelby County, Alabama, thence N 90° 00' 00" E, a distance of 493.69', thence S 00° 00' 00" E, a distance of 539.56'; thence N 46° 13' 03" E; a distance of 103.24'; to the POINT OF BEGINNING OF SAID CENTERLINE; thence S 34° 11' 22" E,; a distance of 50.60'; thence S 00° 51' 27" W, a distance of 44.56'; thence S 08° 40' 36" W, a distance of 58.87; thence S 15° 11' 35" W, a distance of 33.59; thence S 35° 59' 06" W, a distance of 48.15 to the POINT OF ENDING OF SAID CENTERLINE.
Subject to easements, reservations and restrictions at record

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, 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 5th day of January, 2012.


Bobby E. Holcombe


Betty H. Holcombe

STATE OF ALABAMA

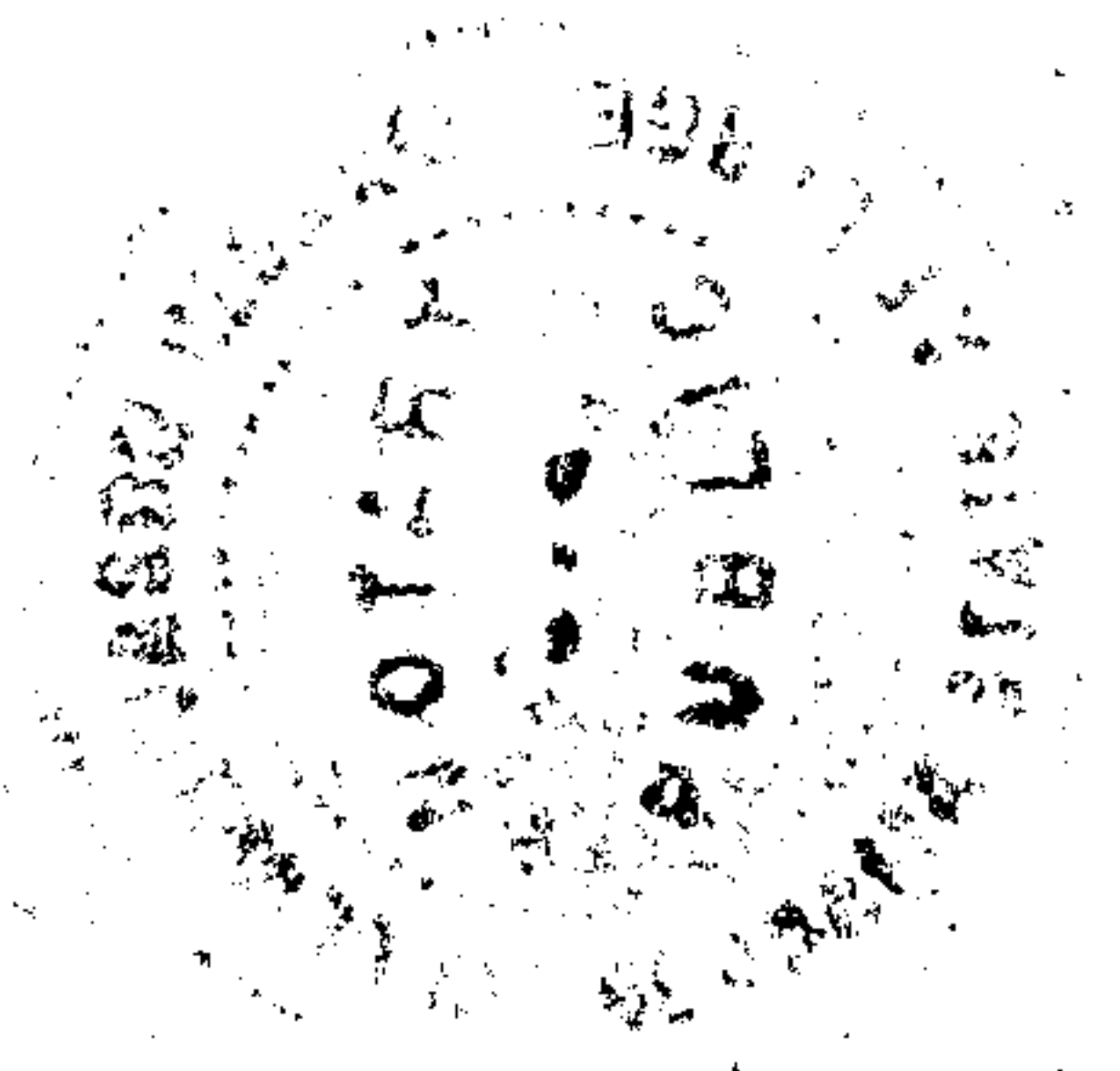
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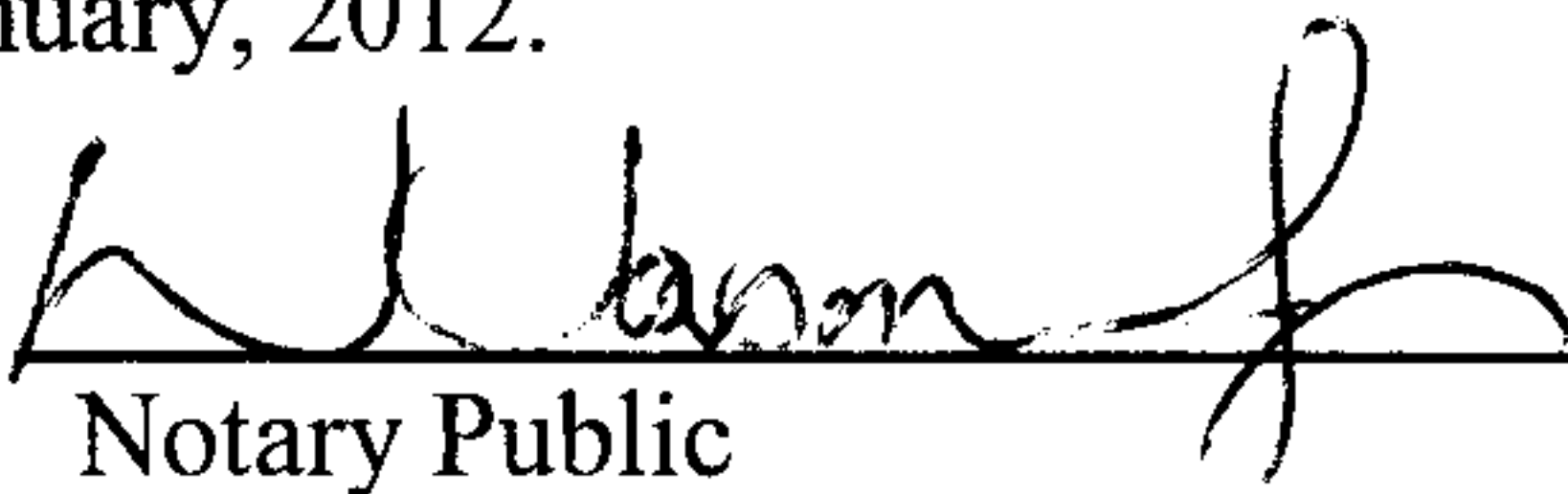
General Acknowledgment

COUNTY OF SHELBY


I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **Bobby E. Holcombe and wife, Betty 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 5th day of January, 2012.




Notary Public

Jason Ingram
MY COMMISSION EXPIRES
JULY 12, 2015


20120120000023700 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
01/20/2012 09:56:24 AM FILED/CERT