



324

american title insurance company

This instrument was prepared by

2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) William A. Jackson, Attorney at Law of Harrison, Jackson & Lee Attys.

(Address) 1734 Oxmoor Road, Homewood, Alabama 35209.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-six thousand eight hundred seventy-five and No/100-----DOLLARS (\$36,875.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James C. McGraw, an unmarried man; John O. McGraw, and wife, Grace O. McGraw; and Lallouise McGraw, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto Ben W. Hooks and wife, Jackie L. Hooks

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

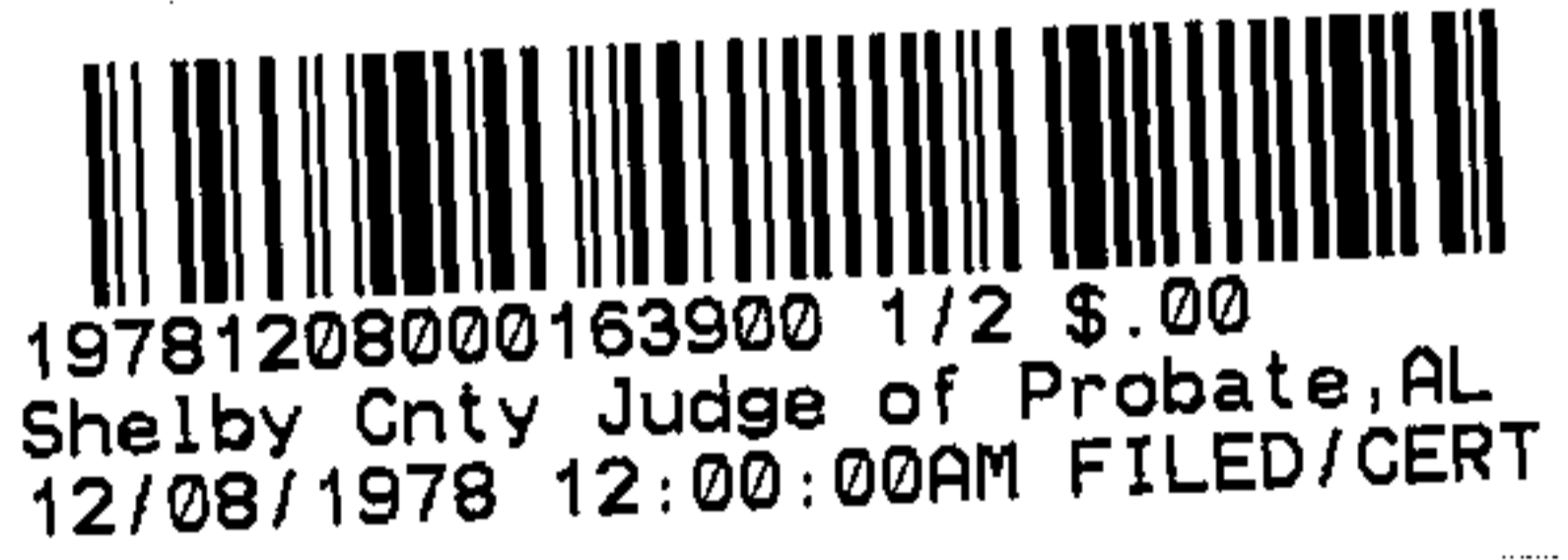
SEE BACK FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. Current taxes.
2. The right of ingress and egress to and from subject property is not insured.
3. The guaranty of the binder/policy of title insurance does not insure the mineral interest.

SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

Lallouise McGraw, an unmarried woman is the surviving Grantee of Deeds recorded in Deed Book 235, page 256, and Deed Book 236, page 262, and the sole devisee under the Will of Richard T. McGraw, deceased.



TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And X (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 hand(s) and seal(s), this 31st day of October 1978

WITNESS:

(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_

James C. McGraw (Seal)  
John O. McGraw (Seal)  
Grace O. McGraw (Seal)  
Lallouise McGraw (Seal)  
General Acknowledgment

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County and said State hereby certify that James C. McGraw, an unmarried man 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 31st day of October

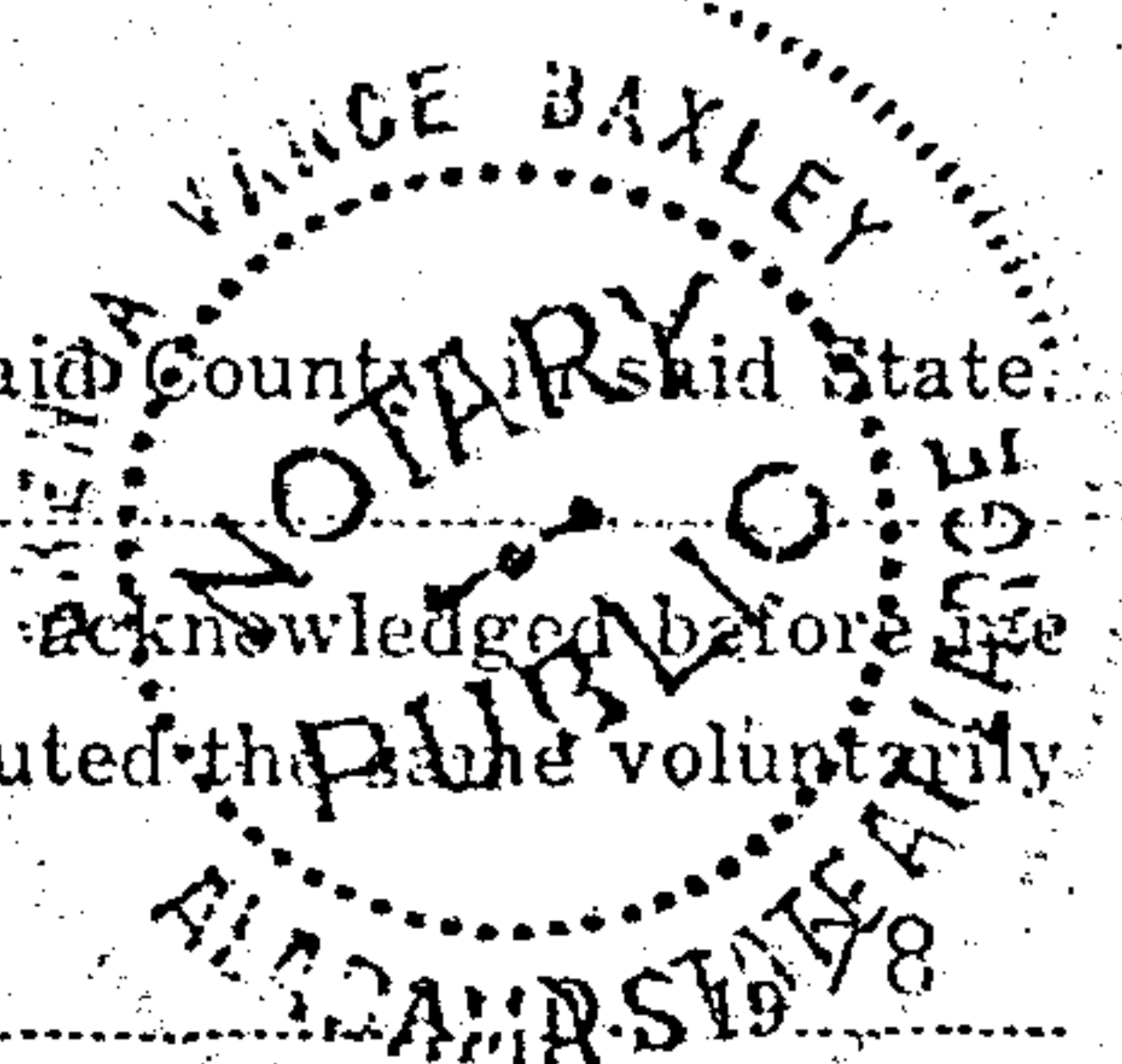
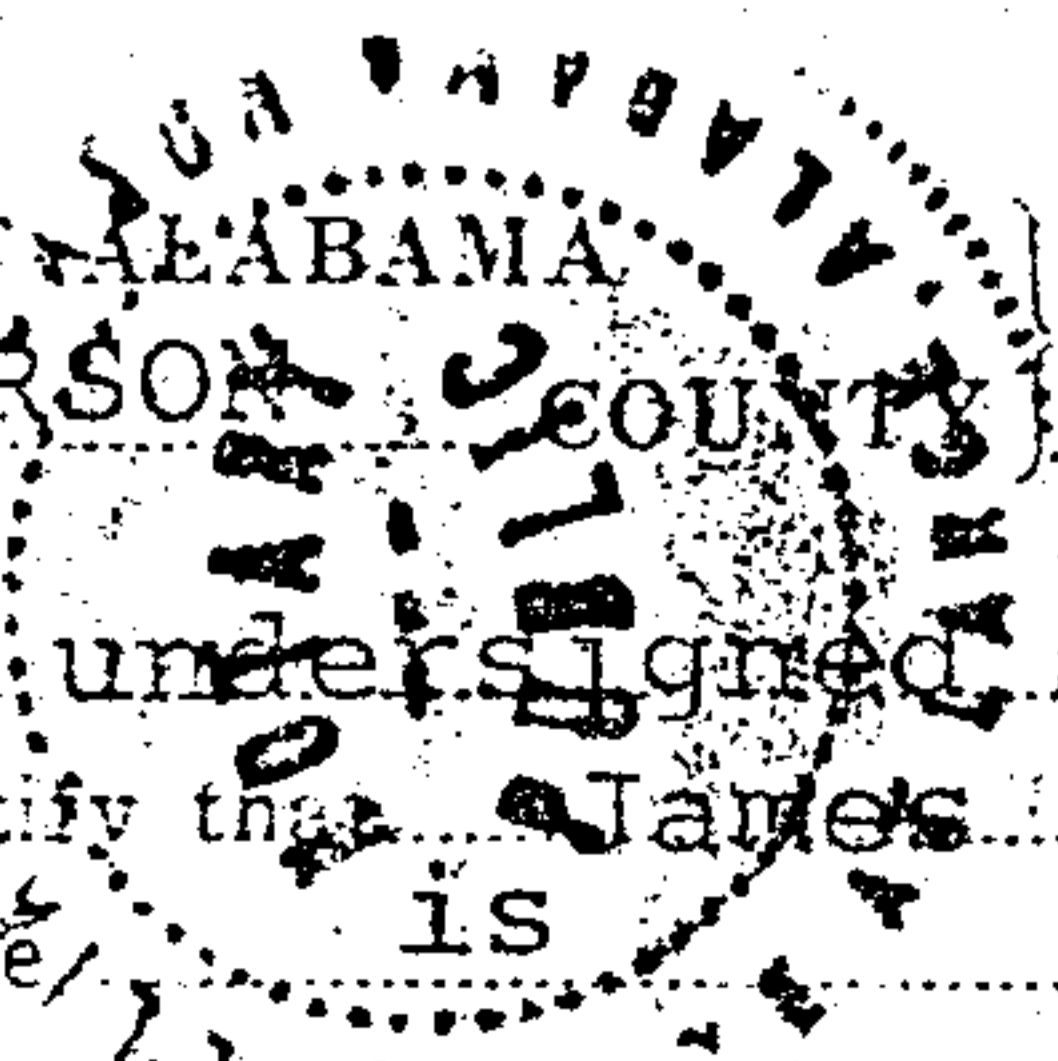


Guenda Vance Baxley



ary Public.

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LEGAL DESCRIPTION

A parcel of land situated in Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an Alabama Power Company concrete monument on the North Bank of the Coosa River and the West line of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, said concrete monument having coordinates of North 1,036,400.07 and East 338,744.62 on the Alabama East Zone Coordinate System, and run North 56 degrees 46' 50" East (bearing relative to the Alabama East Zone Coordinate System) a distance of 3,116.85 feet to a point on the Center line of Old Ferry Road; thence turn a deflection angle of 48 degrees 37' 10" to the right and run in an Easterly direction along the center line of Old Ferry Road a distance of 85.57 feet to a point; thence turn a deflection angle of 22 degrees 25' 30" to the left and continue in an Easterly direction along the center line of Old Ferry Road a distance of 313.91 feet to a point; thence turn a deflection angle of 12 degrees 44' 20" to the right and continue in an Easterly direction along the center line of Old Ferry Road a distance of 380.61 feet to a point; thence turn an deflection angle of 6 degrees 31' 30" to the left and continue in an Easterly direction along the center line of Old Ferry Road a distance of 209.49 feet to the point of beginning; thence turn a deflection angle of 3 degrees 32' 40" to the left and continue in an Easterly direction along the center line of a road a distance of 453.63 feet to a point; thence turn an interior angle of 182 degrees 24' 00" and run to the left in an Easterly direction along the center line of said road a distance of 392.73 feet to a point; thence turn an interior angle of 173 degrees 17' 30" and run to the right in an Easterly direction along the center line of said road a distance of 151.16 feet to a point; thence turn an interior angle of 83 degrees 35' 40" and run to the right in a Southerly direction a distance of 1421 feet, more or less, to the 402 contour on the North bank of the Coosa River; thence run to the right in a Westerly direction along the 402 contour a distance of 835 feet, more or less, to a point on the center line of Old Ferry Road; thence run to the right along the center line of the Old Ferry Road and along a bearing of North 1 degree 01' 30" East a distance of 158 feet, more or less, to a point; thence turn an interior angle of 181 degrees 49' 40" and run to the left in a Northerly direction along the center line of Old Ferry Road a distance of 547.05 feet to a point; thence turn an interior angle of 181 degrees 10' 10" and run to the left in a Northerly direction along the center line of Old Ferry Road a distance of 550.94 feet to a point; thence turn an interior angle of 184 degrees 04' 20" and run to the left in a Northerly direction along the center line of Old Ferry Road a distance of 355.79 feet to the point of beginning; containing 29.5 acres, more or less, above the Alabama Power Company Flood Easement (408 contour).

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STATE OF ALA. SHELBY CO.  
I HEREBY THIS  
INSTRUMENT WAS FILED

1978 DEC 13 AM 9:22

Judge of Probate

See plat - 386-269

Deed tax - 700  
Rec. 400  
100

1200

19781208000163900 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
12/08/1978 12:00:00AM FILED/CERT

Return to:  
HARRISON, JACKSON & LEE  
1734 Oxmoor Road  
BIRMINGHAM, ALA. 35209

