

This instrument was prepared by

(Name) Larry R. Newman

(Address) 604 38th Street South, Birmingham, Alabama 35222

Send Tax Notice To:

James C. McGraw

name 413 Skyview Drive  
Birmingham, Alabama 35209

address

## WARRANTY DEED-

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

Forty Thousand and No/100 ( \$40,000.00 ) Dollars

That in consideration of

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, James Dale Breckenridge and Julia W. Breckenridge, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John O. McGraw and James C. McGraw and Lallouise F. McGraw

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Begin at the Southwest corner of the Southwest quarter of the Northwest quarter of Section 5, Township 20 South, Range 1 East; thence run North along the West line of said section on an azimuth of 359 degrees 45 minutes a distance of 535.00 feet to the point of beginning of said Parcel; thence proceed North along the previous course a distance of 240.75 feet to a point on the Easterly right-of-way of Columbiana-Calera Road; thence an azimuth of 20 degrees 22 minutes Northeasterly along the said right-of-way 72.08 feet; thence an azimuth of 107 degrees 00 minutes Southeasterly 320.85 feet; thence an azimuth of 80 degrees 27 minutes Northeasterly 390.71 feet; thence an azimuth of 00 degrees 00 minutes Northerly 308.35 feet; thence an azimuth of 90 degrees 27 minutes Southeasterly 916.81 feet; thence an azimuth of 199 degrees 24 minutes Southwesterly 613.45 feet; thence an azimuth of 270 degrees 00 minutes Westerly a distance of 1429.44 feet to the point of beginning; said Parcel contains 15.02 acres.

SUBJECT TO: 1) Taxes for the years 1987 and thereafter; 2) Right of way to Alabama Power Company as recorded in Volume 72, page 179 and Volume 133, page 59 in the Probate Office of Shelby County, Alabama; and 3) Coal, oil, gas and other mineral interests in, to or under the land herein described.

\$30,000.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 9th day of July, 1987.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 JUL 15 AM 7:27  
JUDGE OF PROBATE

1. Dead Tax	\$10.00
2. Mtg. Tax	2.50
3. Recording Fee	2.00
4. Indexing Fee	2.50
<b>TOTAL</b>	<b>7.00</b>

James Dale Breckenridge (Seal)  
James Dale Breckenridge  
Julia W. Breckenridge (Seal)  
Julia W. Breckenridge (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

## General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Dale Breckenridge and Julia W. Breckenridge 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 9th day of July, A. D., 1987.

My commission expires 1/2/88

Larry R. Newman

Notary Public