

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,

address

Alabama, 35209

WARRANTY DEED-

LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Thousand and No/100 (\$30,000.00) Dollars-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Norman Wyatt Williams and Bobbie B. Williams, husband and wife

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

John O. McGraw, 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 535.0 feet; thence turn an azimuth of 90 degrees 00 minutes Easterly 1429.44 feet; thence turn an azimuth of 199 degrees 24 minutes Southwesterly 310.73 feet to a point on the east line of said quarter-quarter; thence turn an azimuth of 179 degrees 45 minutes South along the said East line of said quarter-quarter 235.18 feet to the Southeast corner of said quarter-quarter; thence turn an azimuth of 269 degrees 43 minutes west along the South line of said quarter-quarter 1325.15 feet to the point of beginning; said parcel containing 16.52 acres, more or less.

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.

\$22,500.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

1. Deed Tax \$ 7.50

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 2.00

TOTAL 12.00

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 7:25

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Norman Wyatt Williams (Seal)
Norman Wyatt Williams
Bobbie B. Williams (Seal)
Bobbie B. Williams (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Norman Wyatt Williams and Bobbie B. Williams whose name 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