

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. E. Hayden Graham
 (Address) 2749 Abingdon Rd.
Birmingham, Ala.

This instrument was prepared by

(Name) W. HOWARD DONOVAN, III
 (Address) HASKELL SLAUGHTER & YOUNG
800 First National-Southern Natural Building
Birmingham, Alabama 35203
 Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration ~~XXXXXX~~
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
L. J. STEELEY, SR., a married man,
 (herein referred to as grantor) do grant, bargain, sell and convey unto

E. HAYDEN GRAHAM and MARY P. GRAHAM
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Exhibit A which is attached hereto and incorporated herein as if the same were fully set out.

- Subject to:
1. Ad valorem taxes for 1988 and subsequent years.
 2. Restrictive covenants and conditions as recorded in Real Record 056, Page 779, in the Probate Office of Shelby County, Alabama.
 3. Easements as reserved in deed recorded in Real Record 126, Page 139, in Probate Office.
 4. Agreement as set forth in Real Record 068, Page 929, in Probate Office.
 5. Maintenance obligation as set forth in easement recorded in Real Record 56, Page 783, in Probate Office.
 6. Transmission line permit to Alabama Power Company recorded in Real Record 133, Page 551, in Probate Office.

The property herein conveyed does not constitute the homestead of the Grantor.

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, I have hereunto set my hand(s) and seal(s), this 31st

day of May, 19 88

WITNESS:

(Seal) L. J. STEELEY, SR. (Seal)
 (Seal) _____ (Seal)
 (Seal) _____ (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that L. J. STEELEY, SR., a married 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 May, A.D., 19 88

Regina P. Jones Public

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EXHIBIT A

Commence at the Northwest corner of the NE 1/4 of the SE 1/4 of Section 22, Township 18 South, Range 1 West; thence South 01 deg. 59 min. 30 sec. East along the West line of said 1/4-1/4 section 833.35 feet to the point of beginning; thence North 87 deg. 24 min. 53 sec. East 141.44 feet to the beginning of a curve to the left, said curve having a central angle of 11 deg. 59 min. 58 sec. and a radius of 500 feet, an arc length of 104.72 feet and a chord of 104.52 feet as measured along a bearing of North 81 deg. 24 min. 53 sec. East; thence along said arc 104.52 feet to the point of tangency; thence North 75 deg. 24 min. 53 sec. East 126.50 feet to the beginning of a curve to the right, said curve having a central angle of 11 deg. 59 min. 58 sec. and a radius of 300 feet, an arc length of 62.83 feet and a chord of 62.74 feet as measured along a bearing of North 81 deg. 24 min. 53 sec. East; thence along said arc 62.83 feet to the point of tangency; thence North 87 deg. 24 min. 53 sec. East 300.61 feet to a point; thence South 21 deg. 10 min. 08 sec. East 572.77 feet to the intersection of the South line of said 1/4-1/4 section; thence South 87 deg. 24 min. 53 sec. West along the South line of said 1/4-1/4 section 919.82 feet to the Southwest corner of the NE 1/4 of the SE 1/4 of said section; thence North 01 deg. 59 min. 30 sec. West along the West line of said 1/4-1/4 section 499.15 feet to the point of beginning.

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INITIALED FOR IDENTIFICATION PURPOSES:

[Signature]

STATE OF ALA. SHELTON
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL -3 PM 1:34

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ <u>120⁰⁰</u>
2. Mtg. Tax	<u>5⁰⁰</u>
3. Recording Fee	<u>100</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>126⁰⁰</u>

LS [Signature]