



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Send tax notice to:

JAMES P. BERETTA
224 JASMINE HILL Rd
INDIAN SPRINGS, AL
35124

This instrument was prepared by

(Name) Whaley & Grimes, P.C.
(Address) 244 West Valley Avenue, Suite 200A
Birmingham, AL 35209

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four hundred ninety-five thousand and no/100 (\$495,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Hayden Graham and wife, Polly Graham a/k/a Mary P. Graham

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

James P. Beretta, an unmarried man

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

SEE ATTACHED EXHIBIT "A"

Mineral and mining rights excepted.

Subject to easements, rights of way, reservations, agreements, and restrictions and set back line of record

\$495,000.00 of the purchase price recited above was paid from mortgage loans 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this twenty-fourth
day of March, 19 94

(SEAL) *Hayden Graham* (SEAL)
Hayden Graham

(SEAL) *Polly Graham a/k/a Mary P. Graham* (SEAL)
Polly Graham a/k/a Mary P. Graham

(SEAL) 04/12/1994-12067 (SEAL)
01:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, H. Evans Whaley a Notary Public in and for said County,
in said State, hereby certify that Hayden Graham and wife, Polly Graham a/k/a Mary P. Graham

whose name(s) 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 24th day of March A.D. 19 94

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: AUG. 12, 1995.
BONDED THRU WESTERN SURETY CO.

Notary Public

Inst # 1994-12067

EXHIBIT A

Description of Mortgaged Property

Property Address: 224 Jasmine Hill Road
Indian Springs, AL 35124

Legal Description:

Commence at the Northwest corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama and run in an Easterly direction along the North line of said section a distance of 840.21 feet to a point; thence deflect $87^{\circ} 44' 20''$ and run to the right in a Southerly direction a distance of 1406.62 feet to the point of beginning of the herein described parcel; thence continue along last described course in a Southerly direction a distance of 268.51 feet to a point; thence turn an interior angle of $90^{\circ} 31' 30''$ and run to the right in a westerly direction a distance 403.77 feet to a point; thence turn an interior angle of $90^{\circ} 00' 00''$ and run to the right in a northerly direction a distance of 268.50 feet to a point; thence turn an interior angle of $90^{\circ} 00' 00''$ and run to the right in an easterly direction a distance of 406.23 feet to the point of beginning.

The above described parcel includes and is subject to a 60 foot easement for ingress/egress and utilities along Jasmine Hill Road, said easement lying 30 feet on either side of and parallel to the following described centerline.

Commence at the Northwest corner of Section 28, Township ¹⁹ South, Range 2 West, Shelby County, Alabama and run in an Easterly direction along the North line of said section a distance of 840.21 feet to a point; thence deflect $87^{\circ} 44' 20''$ and run to the right in a southerly direction a distance of 1193.11 feet to a point; thence deflect $89^{\circ} 28' 30''$ and run to the right in a Westerly direction a distance of 408.68 feet to the point of beginning of the herein described centerline; thence deflect $90^{\circ} 00' 00''$ and run to the left in a Southerly direction a distance of 913.50 feet to a point; thence run along the arc of a curve to the left having a central angle of $25^{\circ} 10' 10''$ and a radius of 1450.00 feet in a Southerly to Southeasterly direction a distance of 636.97 feet to a point; thence run tangent to last described curve in a Southeasterly direction a distance of 704.54 feet to a point on the Northeasterly right of way of Shelby County Highway #119 and the end of the herein described centerline.

Inst # 1994-12067