

JEFFERSON TITLE CORPORATION

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

This instrument was prepared by

Send tax notice to: JAMES P. BERETTA

224 JASMINE HILL Rd

INDIAN SPRINGS, AT

35124

(SEAL)	(Address) Birmingham, A	<u>L 35209</u>				1 206.
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 hersin, the receipt whereof is acknowledged, I or we Eayden Graham and wife, Polly Graham a/k/a Mary P. Graham (herein referred to as grantor, whether one or more), grant, bargain, sel and convey unto James P. Beretta, an unmarried man (therein 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 (ve) do, for myself (ourselve) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs an assigns, that I am (we are) lawfully estend in fee simple of and premise; that they are free from all encombrances, unless otherwise stated above has I (ve) with, and my (vous) heirs, executors and administrators, covenant with said grantee, his, her or their heirs an assigns, that I we have a good right to sell and convey the same as aforesaid, that (ve) with, and my (vul) heirs, executors and administrators, and the substitution of all persons. IN WITNES WHEREOF, I (we) have hereundo set my (our) hand, executors and administrators, and the bright claims of all persons. (SEAL) Hayden, Graham a/k/a Mary P. Graham (SEAL) Hayden, Graha	WAR	RANTY DEED				<u>}</u>
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, hargan, sell and convey unto James P. Berretta, an unmarried man (herein referred to as grantee, whether one or more), the following described real erate, situated in Shelby Gounty, 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 beirs and assigns forever. And I (we) do, for myrelf possebro and for my (way) heirs, execution and administrators, covenant with said grantee, his, her or their heirs and assigns had a say that I am even to the said grantee, his they are free form all encombrances, unless otherware stated above assigns had a say that I am even to the said grantee, his they are free form all encombrances, unless otherware stated above assigns had a say that I say the same to the said grantee, his free in their heirs and assigns forever, against the lawful claims of all persons. IN WITNESS WHEREOF, I (we) have hereumo set my (our) hand(x) and seal(s) this. tweenty-fourth (SEAL) (S	STATE OF ALABAMA					0
Eaydon Graham and wife, Polly Graham a/k/a Mary P. Graham Haydon Graham and wife, Polly Graham a/k/a Mary P. Graham (herein referred to as grantor, whether one or more), grant, bargain, seli and convey unto James P. Berretta, an unmarried man (herein referred to as grantoe, whether one or more), the following described real estate, situated in Shelby SEE ATTACHED EXHIBIT "A" Mineral and mining rights excepted. Subject to eascements, 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 (ve) do, for myelf (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that an (we say) lawfully seared in the single of said premises, that they are free from all encumbrances, unless otherwise stated above that I (ve) have a good right to tell and convey the same as aforesaid; that I (ver) will, and my (our) heirs, executors and administrators shall wait rate and defend the same to the said grantee. his nor their less and assigns forever, against the lawful chims of all persons. IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and scal(s) this. Exempty—fourth (SEAL)	JEFFERSON	COUNTY }	NOW ALL	MEN BY THESE PR	ESENTS:	•
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James P. Beretta, an unmarried man (herein referred to as grantee, whether one or more), the following described real estate, situated in 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 curselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) law fully viewed in fee simple of said premace; that they are free from all encombrances, in sections and administrators shall wai ream 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(e) and scal(e) this twenty-fourth (SEAL) (SE	(herein referred to as grantor.	-				
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(SEAL)		(we) have hereunto set my (ou	r) hand(s) an	d seal(s) this <u>cwerrcy</u>	<u></u>	
(SEAL)	day of March		., 19 <u>94</u> .			
(SEAL)				11 1	4	
(SEAL)			ے (SEAL)	Haydan	/hahan (SEAL)
STATE OF ALABAMA JEFFERSON COUNTY General Acknowledgment I, H. Evans Whaley 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.			r	ayden Granan	01	
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JEFFERSON COUNTY General Acknowledgment I, H. Evans Whaley a Notary Public in and for said Count 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.			_(SEAL)			SEAL)
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being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.	• • •					414
	whose name(s)	_			·	iy, thatt,
0 March / A D 10 94	being informed of the contents	, or the conveyance, they	44	1	,	
Given under my hand and official seal this 24th day of March	Given under my hand and off	ficial seal this 24th	_day of	March /	A.D. 19 94	<u>. </u>

BONDED THRU WESTERN SURETY CO.

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° 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° 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° 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° 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 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° 44' 20" and run to the right in a southerly direction a distance of 1193.11 feet to a point; thence deflect 89° 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° 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° 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

Future Advance Mortgage (2) 99/33-2265 (5/89)

04/12/1994-12067
01:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00