

This instrument was prepared by
(Name) **Robert C. Barnett**

(Address) **912 City Federal Building, Birmingham, Alabama**

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Thousand and NO/100 Dollars (\$2,000.00)**-----

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

James Preston Graham and wife, Emma L. Graham

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Lewis F. Jones, Sr.**

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

Commence at the NE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 19 South, Range 1 West; thence run West along the North line of said $\frac{1}{4}$ / $\frac{1}{4}$ section a distance of 620.61 feet to the East margin of the Old Dunnivant Valley Road; thence turn an angle of 65° 16' to the left and run a distance of 290.04 feet to a point on the East margin of said Road, and the point of beginning; thence turn an angle of 96 degrees 25' to the left and run a distance of 781.52 feet to the East line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence turn an angle of 71 degrees 41' 30" to the right and run South along the East line of said $\frac{1}{4}$ / $\frac{1}{4}$ section a distance of 210.65 feet; thence turn an angle of 108 degrees, 18' 30" to the right and run a distance 870.10 feet to the East margin of the Old Dunnivant Valley Road; thence turn an angle of 96 degrees 25' to the right and run along said Road, a distance of 201.26 feet to the point of beginning, situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama, containing 3.79 acres.

It is further expressly agreed and understood that the grantee is to assume and pay in full that certain obligation due to Cumberland Capital Corporation as evidenced by a note and mortgage executed by the grantors herein. Grantor to pay the payments due on April 20, and May 20, 1971. Possession to be delivered on June 1, 1971.
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~X~~ (we) do for ~~our~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~will~~ (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 **April 14** day of **1971**, 19.....

BOOK 267 PAGE 160

STATE OF ALABAMA
SHELBY COUNTY
FILED
APR 14 PM 8:41
C.C. FILE NUMBER OR
& PAGE AS SHOWN ABOVE
Clerk of Court
JUDGE OF SUPERIOR COURT

James Preston Graham (Seal)
James Preston Graham (Seal)
Emma L. Graham (Seal)
Emma L. Graham (Seal)

General Acknowledgment

I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **James Preston Graham and wife, Emma L. 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 **April 14** day of **1971**
Robert C. Barnett
Notary Public.