

This instrument was prepared by

(Name) J. Michael Rediker (of the firm of Ritchie & Rediker) 7701

(Address) Suite 2015 First National Southern Natural Building, Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nienteen Thousand Five Hundred Dollars (\$19,500.00) and taking the property subject to the below-mentioned mortgage.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, J.P. Graham and wife, Agnes Graham,

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

Construction Investment Consultants, Inc., an Alabama corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

A part of the NW1/4 of the SW1/4 of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the NW corner of the NW1/4 of the SW1/4 of Section 31, Township 19 South, Range 2 West; thence turn an angle of 20 deg. 29 min. 10 sec. left from the West line of said 1/4-1/4 Section and run Southeasterly for a distance of 347.40 feet; thence turn 71 deg. 34 min. 40 sec. left and run Easterly for a distance of 364.82 feet; thence turn 4 deg. 50 min. 40 sec. right and run Easterly for a distance of 369.55 feet to the point of beginning; thence turn 115 deg. 32 min. left and run Northwesterly for a distance of 178.73 feet; thence turn 118 deg. 34 min. 10 sec. right and run Southeasterly for a distance of 130.53 feet; thence turn 27 deg. 14 min. 20 sec. left and run Northeasterly for a distance of 154.30 feet to the Southwesterly right of way line of Old U.S. Highway No. 31; thence turn 83 deg. 55 min, right and run Southeasterly along the right of way line of said road for a distance of 156.00 feet; thence turn 100 deg. 24 min. 30 sec. right and run Southwesterly for a distance of 284.26 feet; thence turn 88 deg. 22 min. right and run Northwesterly for a distance of 14.14 feet to the point of beginning.

Subject to:

1. Taxes for the year 1974, not yet due and payable.
2. Title to all mineral s within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Right-of-way to Shelby County for roadway recorded in Deed Book 154 page 111 in said Probate Office.
4. Transmission Line Permits to Alabama Power Company recorded in Deed Book 101 page 505, Deed Book 119 page 457, Deed Book 157 page 290, Deed Book 164 page 378 and Deed Book 172 page 543, all in Probate Office of Shelby County, Alabama.
5. Right-of-way and easement for telephone lines as set out in Deed Book 56 page 296 in said Probate Office.

This conveyance is also made subject to that certain mortgage executed by J.P. Graham to Guy L. Burns, Sr. recorded in Mortgage Book 334, Page 458, Probate Office of Shelby County, Alabama.

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 14th

day of August, 1974

BOOK 288 PAGE 329

U.C.C. FILE NUMBER OR REC. NO. & PAGE AS SHOWN ABOVE
1371 AUG 16 PM 12:11
Deed Book 1950
1371 AUG 16 PM 12:11
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

J.P. Graham

(Seal)

Agnes Graham

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, J. Michael Rediker, a Notary Public in and for said County, in said State, hereby certify that J.P. Graham and wife, Agnes 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 14th day of August, A. D., 1974

J. Michael Rediker
Notary Public.