

This instrument was prepared by

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1881

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Brenda Scoggins Stewart and husband, Bobby Joe Stewart

(herein referred to as grantors) do grant, bargain, sell and convey unto

James Graham and Irene S. Graham

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the southwest corner of the SW 1/4 of NE 1/4 of Section 35, Township 21, Range 1 West and run thence north 220 yards along the west boundary line of said forty acres to a point; run thence east 220 yards to the point of beginning of the lot herein described; thence run south to the north line of an unnamed road leading in a westerly direction from the Egg and Butter Road; thence run along said unnamed road in a westerly direction 210 feet; then run north and parallel with the west line of said forty acres to the north line of the property conveyed to Batson Jones and Ada Green Jones on February 10, 1941, as shown by deed recorded in deed book 110, page 190 in the Probate Office of Shelby County, Alabama; thence run east along the north line of said property 210 feet, more or less to the point of beginning.

BOOK 290 PAGE 312

19750109000001440 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/09/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA SHELBY CO. PROBATE OFFICE
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1975 JAN - 9 PM 1:03
D.C. FILE NUMBER OF REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Bunch
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 hand(s) and seal(s), this 6th day of January, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

Brenda Scoggins Stewart (Seal)
Brenda Scoggins Stewart
Bobby Joe Stewart (Seal)
Bobby Joe Stewart

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Brenda Scoggins Stewart and husband, Bobby Joe Stewart whose names 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 6th day of January, A. D. 1975.

Martha B. Joiner
Notary Public.