

4640

(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051

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 One Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Roy E. Hamilton, an unmarried man
(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:

Commence at the SW corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 35, Township 21, Range 1 West and
run thence North 210 feet to a point; thence run East and parallel with the South line
of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 660 feet; thence run North and parallel with the West
line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 281.87 feet, more or less, to the South line of
the paved county road right-of-way; thence run in a Westerly direction along the South
line of said road right-of-way 210.34 feet; thence run South and parallel to the West
line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 295.60 feet to the North line of the Scoggins
property, said point being 210 feet North of the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence
run East and parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section and along the North line of
said Scoggins property 210 feet, more or less, to the point of beginning.

BOOK 292 PAGE 255

19750519000024070 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/19/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAY 19 PM 3:09
Need Jaf 1.50
Conrad J. H. H. H.
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.~~ 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, I have hereunto set my hand(s) and seal(s), this 10th
day of May, 1975.

WITNESS:

(Seal) Roy E. Hamilton (Seal)
(Seal) (Seal)
(Seal) (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 Roy E. Hamilton, an unmarried man
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 10th day of May, A. D. 1975.
Martha B. Joiner
Notary Public.