



This instrument was prepared by Harrison and Conwill, Attorneys at Law,
P. O. Box 557, Columbiana, Alabama 35051

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Lallouise McGraw, a widow, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto FRED A. McGRAW, JOHN O. McGRAW, JAMES C. McGRAW and RICHARD T. McGRAW, JR., (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Begin at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 19, Range 2 East and run due South to a point where the old original Spring Creek road intersects the East boundary line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 19, Range 2 East to the point of beginning; thence in a Southwesterly direction along the said original Spring Creek Road a distance of 1874 feet, more or less, to the East boundary line of the Central of Georgia railroad right-of-way; thence in a Southeasterly direction a distance of 978 feet, more or less, to a point where Spring Creek flows under the Central of Georgia Railroad right-of-way at the new Town of Vincent Central of Georgia pumping station; thence in an Easterly direction along the North bank of Spring Creek a distance of 1240 feet, more or less, to a point on the East boundary line of the SE $\frac{1}{4}$ of Section 10, Township 19, Range 2 East; thence due North on said East boundary line of the SE $\frac{1}{4}$ of Section 10, Township 19, Range 2 East, to the old original Spring Creek Road where said road intersects the said boundary line and being the point of beginning.

Less and EXCEPT a parcel of land described as follows:

Commence at the intersection of the East line of Section 10 and the North bank of Spring Creek and run Southwesterly along the North bank of Spring Creek 160 feet to the point of beginning; thence run in a Northerly direction parallel to the East line of Section 10 for a distance of 418 feet; thence turn 90 deg. Westward and run 937 feet to a point; thence turn an angle of 90 deg. to the left and run South parallel to the East line of said Section 10 a distance of 788 feet to a point on the North bank of Spring Creek; thence run in a North-easterly direction along the North bank of said Spring Creek a distance of 1,010 feet to the point of beginning.

Also, Less and EXCEPT the following:

Commence at the NE corner of Section 10, Township 19 South, Range 2 East and go South along said East section line a distance of 1755.5 feet to a point; thence Westerly at an angle of 97 deg. 25 min. to the last mentioned course a distance of 665.6 feet to a point; thence Southwesterly deflecting to the left 22 deg. 15 min. from the last described course a distance of 273 feet to the point of beginning;



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Shelby Cnty Judge of Probate, AL
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thence continue on same course a distance of 392.80 feet to a point; thence run South 38 deg. 37 min. East a distance of 339.33 feet to a point; thence run North 44 deg. 11 min. East a distance of 325.80 feet; thence Northwesterly at 112 deg. 29 min. with last described course 247 feet to the point of beginning.

Subject to easement and right-of-way for ingress and egress as shown by Deed Book 276, page 564 in the Probate Office of Shelby County, Alabama.

This deed is given to replace that certain deed dated November, 1975 which said deed has been misplaced prior to recording.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant 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 have hereunto set my hand and seal this 28th day of December, 1977.

Lallouise McGraw
Lallouise McGraw

State of Alabama

Shelby County

I, H. J. Combs, a Notary Public in and for said County, in said State, hereby certify that Lallouise McGraw, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 1977.

H. J. Combs
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

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Thomas A. Brown, Jr.
JUDGE OF PROBATE

Recd. 50

Dec. 400

Sub. 100

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