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

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Thousand and no/100 Dollars and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Fred A. McGraw and wife, Patricia McGraw, John O. McGraw and wife, Grace McGraw, Richard T. McGraw, Jr., and wife, Patricia McGraw, and James C. McGraw, an unmarried man, (herein referred to as grantors) do grant, bargain, sell and convey unto RICHARD HOYLE and JANET HOYLE (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 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 Northeasterly direction along the North bank of said Spring Creek a distance of 1,010 feet to the point of beginning.



19780104000001080 1/3 \$.00
Shelby Cnty Judge of Probate, AL
01/04/1978 12:00:00AM FILED/CERT

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; 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.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals, this

29th day of December, 1977.

Fred A. McGraw (Seal)
Fred A. McGraw

Patricia McGraw (Seal)
Patricia McGraw

John O. McGraw (Seal)
John O. McGraw

Grace McGraw (Seal)
Grace McGraw

Richard T. McGraw, Jr. (Seal)
Richard T. McGraw, Jr.

Patricia McGraw (Seal)
Patricia McGraw

James C. McGraw (Seal)
James C. McGraw



STATE OF ALABAMA

General Acknowledgement

JEFFERSON, COUNTY

I, Brenda Vance Roper, a Notary Public in and for said County, in said State, hereby certify, that John O. McGraw, Grace McGraw, Richard T. McGraw, Jr. Patricia McGraw and James C. McGraw whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 29th day of December A.D., 1977

Brenda Vance Roper
Notary Public
JEFFERSON COUNTY
ALABAMA

STATE OF ALABAMA

General Acknowledgement

Clarke, County

I, Virgie Mae Lovell, a Notary Public in and for said County, in said State, hereby certify that Fred A. McGraw and Patricia McGraw whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the same day the same bears date.

Given under my hand and official seal this 30th day of December A.D., 1977

Virgie Mae Lovell
Notary Public
CLARKE COUNTY
ALABAMA

BOOK 309 PAGE 774

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 JAN -4 PM 3:39

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed	1.00
Rec.	7.00
Ind.	1.00
	<u>9.00</u>

19780104000001080 3/3 \$.00
Shelby Cnty Judge of Probate, AL
01/04/1978 12:00:00AM FILED/CERT