

THIS INSTRUMENT PREPARED

19800415000043870 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
04/15/1980 00:00:00 FILED/CERTIFIED

NAME James J. Odom, Jr.  
2154 Highland Avenue  
ADDRESS Birmingham, Alabama 35205

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

Know All Men By These Presents,

SHELBY

COUNTY

That in consideration

Eight Thousand, Two Hundred and No/100-----  
and the assumption of the mortgage described below

DOLLARS

to the undersigned grantor

Matthew James McGraw and wife, Anne McGraw

in hand paid by

Cornerstone Properties, Inc.

the receipt whereof is acknowledged

we

the said

Matthew James McGraw and  
wife, Anne McGraw,

do grant, bargain, sell and convey unto the said

Cornerstone Properties, Inc.

the following described real estate, situated in

Shelby

County, Alabama,

to-wit:

Lot 72, according to the survey of Cahaba Manor Townhomes, Second Addition,  
as recorded in Map Book 7, Page 62, in the Probate Office of Shelby  
County, Alabama.

SUBJECT TO: (1) Current taxes; (2) A 10 foot easement on rear as shown  
by recorded map; (3) Right of way to Alabama Power Company recorded in  
Volume 108, Page 379 and Volume 313, Page 789; (4) Restrictions,  
conditions and limitations recorded in Misc. Vol. 28, Page 147 and Misc.  
Vol. 27, Page 420; (5) Agreement with Alabama Power Company recorded in  
Misc. Vol. 27, Page 421; (6) Sanitary sewer agreement recorded in Vol. 316,  
Page 158; (7) Covenants pertaining to sewer system recorded in Misc.  
Vol. 28, Page 144.

Grantee herein assumes and agrees to pay that certain mortgage from Thomas  
Alan Miniard and wife, Diane D. Miniard, to Johnson & Associates Mortgage  
Company, recorded in Vol. 389, Page 783, and assigned to Federal National  
Mortgage Association is Misc. Vol. 30, Page 68.

Matthew James McGraw and wife, Anne McGraw, are one and the same persons as  
Matthew James McGraw and wife, Anne McGraw, the grantees in that certain deed  
recorded in Book 322, Page 82, in the Office of the Judge of Probate of Shelby County,  
Alabama.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their 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:

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 and seal, this 31<sup>st</sup>  
day of March

WITNESS: Recd 8.50  
Rec. 1.50  
Ind. 1.00  
11.20  
STATE OF ALABAMA  
SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1980 APR 15 AM 8:22

Matthew James McGraw  
Anne McGraw

State of CALIFORNIA  
COUNTY

JUDGE OF PROBATE  
General Acknowledgement

I, the undersigned  
hereby certify that Matthew James McGraw and wife, Anne McGraw,  
whose names are signed to the foregoing conveyance, and who are  
me on this day, that, being informed of the contents of the conveyance they  
on the day the same bears date. executed the same voluntarily

OFFICIAL SEAL  
RHONDA M. HINER  
NOTARY PUBLIC, CALIFORNIA  
My Commission Expires Feb. 25, 1983

Given under my hand and official seal this 31<sup>st</sup> day of  
MARCH A.D. 1980.  
ODOM, MAY & DeBUYS, ATTORNEYS  
P. O. BOX 2400  
BIRMINGHAM, ALABAMA 35202

Notary Public