

This instrument was prepared by

(Name) James R. Moncus, Jr., Attorney at Law

(Address) 400 Woodward Bldg., Birmingham, Al. 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-five thousand and no/100 (\$55,000.00) DOLLARS

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

James Franklin Albright and his wife, Laura Lee Albright

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

G.E. McGraw and Neomia A. McGraw

(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 Northwest corner of NE 1/4 of NE 1/4, Section 1, Township 22, South, Range 3 West thence east a distance of 439.10 feet; thence South a distance of 695.71 feet to the center of Spring Creek; thence in a westerly direction along the center of Spring Creek a distance of 490.4 feet to the west line of said Quarter-Quarter; thence North 4 deg. 16 min. West a distance of 563.25 feet to the point of beginning. THERE IS EXCEPTED herefrom the North 210 feet of said parcel.

Subject to: All easements, restrictions and rights of way of record.

Transmission Line Permits to Alabama Power Company dated June 3, 1947, recorded in Deed Book 130, Page 77, dated June 27, 1950, recorded in Deed Book 142, Page 421 and one recorded in Deed Book 247, Page 440, in the Probate Office.

This deed is executed and filed to correct that certain deed heretofore recorded on March 25, 1980 in Book 325, Page 608 and to delete therefrom the conveyance of that certain right of way described in Deed Book 286, Page 293 in the Probate Office of Shelby County, Alabama, said conveyance being null and void by agreement of Grantors and Grantees.



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Shelby Cnty Judge of Probate, AL
04/28/1980 00:00:00 FILED/CERTIFIED

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 21 day of April, 1980.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1980 APR 28 AM 8:35

(Seal)

(Seal)

(Seal)

JUDGE OF PROBATE

JAMES FRANKLIN ALBRIGHT

LAURA LEE ALBRIGHT

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Franklin Albright and his wife, Laura Lee Albright whose name s 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of April, 1980 A. D., 1980

Notary Public.