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19801020000119270 Pg 1/3 .00  
Shelby Cnty Judge of Probate, AL  
10/20/1980 00:00:00 FILED/CERTIFIED

Form 1-1-6 Rev. 1-66  
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred 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,  
James C. McGraw, an unmarried man; John O. McGraw and wife,  
Grace O. McGraw and Lallouise McGraw, an unmarried woman,  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jack Cooper and wife, Barbara Cooper

(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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
AS FULLY AS IF SET OUT HEREIN FOR LEGAL DESCRIPTION OF  
PROPERTY BEING CONVEYED HEREBY.

Subject to the following:

1. The right of ingress and egress to and from subject property is not insured.
2. The guaranty of this policy of title insurance does not purport to insure the mineral interest.
3. Easements and restrictions of record.

Lallouise McGraw, an unmarried woman, is the surviving grantee of deeds re-  
corded in Deed Book 235, Page 256 and Deed Book 236, Page 262, in the Probate  
Office of Shelby County, Alabama, and the sole devisee under the Will of  
Richard T. McGraw, deceased.

This deed is given to correct that deed heretofore recorded in Deed Book 316,  
Page 690, in the Probate Office of Shelby County, Alabama, from the grantors  
herein to the grantees herein.

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  
day of October, 1980

~~XXXXXXXX~~  
Lallouise McGraw (Seal)

(Seal)

(Seal)

James C. McGraw (Seal)

John O. McGraw (Seal)

Grace O. McGraw (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 C. McGraw, 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 10 day of October, A. D., 1980.

SEE REVERSE SIDE FOR ADDITIONAL ACKNOWLEDGEMENTS  
Notary Public.

my Comm expires 10-13-80



STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John O. McGraw and wife, Grace O. McGraw, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of October, 1980.

Norma M. Chambers  
Notary Public  
my comm. expires 10-13-88

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lallouise McGraw, an unmarried woman, 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 the 10 day of October, 1980.

Norma M. Chambers  
Notary Public  
my comm. expires 10-13-88

Book 329 pg. 341-A

THIS FORM FROM  
LAWYERS TITLE INSURANCE CO. INC.  
Title Insurance  
BIRMINGHAM, ALA.

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINT  
TO SURVIVOR

RETURN TO  
TO

EXHIBIT "A"

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Shelby Cnty Judge of Probate, AL  
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THE FOLLOWING IS THE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED HEREBY:

A parcel of land situated in Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Alabama Power Company concrete monument on the North bank of the Coosa River and the West line of Section 29, Township 19 South, Range 3 East, said monument having coordinates of North 1,036,400.07 and East 338,744.62 on the Alabama East Zone Coordinate System, and run North 56° 46' 50" East (bearing relative to the Alabama East Zone Coordinate System) a distance of 3116.85 feet to a point on the center line of Old Ferry Road, said point being the point of beginning; thence turn a deflection angle of 48° 37' 10" to the right and run in an Easterly direction along the center line of said Old Ferry Road a distance of 85.57 feet to a point; thence turn an interior angle of 202° 25' 30" and run to the left in an Easterly direction along the center line of said Old Ferry Road a distance of 313.91 feet to a point; thence turn an interior angle of 167° 15' 40" and run to the right in an Easterly direction along the center line of said Old Ferry Road a distance of 380.61 feet to a point; thence turn an interior angle of 186° 31' 30" and run to the left in an Easterly direction along the center line of Old Ferry Road a distance of 209.49 feet to a point; thence turn an interior angle of 95° 14' 00" and run to the right in a Southerly direction along the center line of Old Ferry Road a distance of 355.79 feet to a point; thence turn an interior angle of 175° 55' 40" and run to the right in a Southerly direction along the center line of said Old Ferry Road a distance of 550.94 feet to a point; thence turn an interior angle of 179° 49' 50" and run to the right in a Southerly direction along the center line of Old Ferry Road a distance of 547.05 feet to a point; thence turn an interior angle of 178° 10' 20" and run to the right in a Southerly direction along the center line of Old Ferry Road a distance of 158 feet, more or less, to the 402 contour on the North bank of the Coosa River; thence turn to the right in a Westerly direction along the 402 contour a distance of 955 feet, more or less, to a point; thence run to the right along a bearing of North 3° 04' 20" West a distance of 1673 feet, more or less, to the point of beginning; containing 36.3 acres, more or less, above the Alabama Power Company Flood Easement (408 contour).

STATE OF ALA. SHELBY CO.  
- CERTIFY THIS  
- FILED  
*Corrected*  
OCT 20 PM 3:39

*James G. Hamilton, Jr.*  
JUDGE OF PROBATE

*Rec. 550*

*Sub. 100*  
650

BOOK 329 PAGE 342