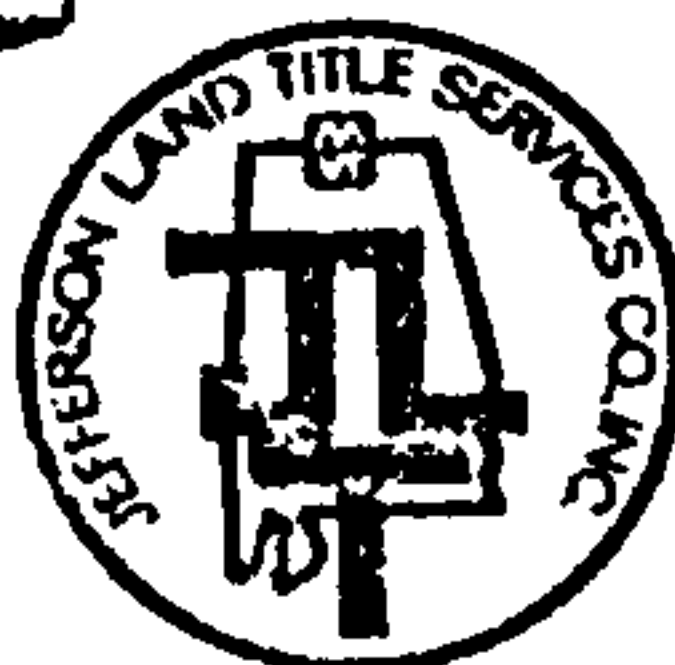


/ This instrument prepared by

(Name) HARRISON, CONWILL & HARRISON

(Address) COLUMBIANA, ALABAMA 35051



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,



19801205000138650 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
12/05/1980 00:00:00 FILED/CERTIFIED

That in consideration of Five Hundred and no/100 (\$500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Debbie Garrett and husband, Howard Garrett; Syble Jones, a single woman; Betty Scoggins and husband, Walter Scoggins; Bonnie Epperson and husband, Billard Epperson; Randall Jones, a single man; and Ada Jones, a divorced woman (herein referred to as grantors) do grant, bargain, sell and convey unto

James Graham and wife, Irene Graham

(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:

"Our undivided interest in the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of SEC. 35, T-21-S, Range 1 W, Shelby County, Alabama, less and except those portions of the above-described property heretofore conveyed to Thomas H. Carter in deed recorded in Deed Book 162, page 360; to Dock Jones in deed recorded in Deed Book 181, page 358, and to Ada Lou Jones in deed recorded in Deed Book 189, page 494; all of which deeds are recorded in the Probate Office of Shelby County, Alabama."

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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 19 80

WITNESS:

Debbie Garrett (Seal)

Howard Garrett (Seal)

Syble Jones (Seal)

Ada Jones (SEAL)

STATE OF ALABAMA } Ada Jones
SHELBY COUNTY }

Walter Scoggins (SEAL)

James Randall Jones (Seal)

Bonnie Epperson (Seal)

Billard Epperson (Seal)

Betty Scoggins (SEAL)

General Acknowledgment

I, the undersigned authority, hereby certify that Debbie Garrett and husband, Howard Garrett, 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 8th day of March A. D. 19 80

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STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Syble Jones, a single woman whose name 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 8th day of March, 19 80.

W. R. Justice
Notary Public

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county, in said State, do hereby certify that Betty Scoggins and husband, Walter Scoggins 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 8th day of March, 19 80.

W. R. Justice
Notary Public

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county, in said State, do hereby certify that ^{James} Randall Jones, a single man whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, 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 1st day of December, 19 80.

W. R. Justice
Notary Public

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Bonnie Epperson

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 14th day of February, 1980.

W. R. Justice
Notary Public

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county, in said State, do hereby certify that Ada Jones, a divorced woman 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, ~~the~~ ^{she} executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of February, 1980.

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

1980 DEC -5 PM 3:02

STATE OF ALABAMA
SHELBY COUNTY JUDGE OF PROBATE

June M. Hooks
Notary Public
Meat Tax .50
Rec. 8.00
Ind. 1.00
9.50

I, the undersigned, a Notary Public in and for said county, in said State, do hereby certify that _____

Billard Epperson whose names are signed

to the foregoing conveyance, and who are known to me, acknowledged before me on this date, 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 14th day of February, 1980.

June M. Hooks
Notary Public

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