

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,

19801205000138670 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 GRANTEES 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 the 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."

71  
BOOK 330 PAGE

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 19 day of 80

WITNESS:

Debbie Garrett (Seal)  
Howard Garrett (Seal)  
Syble Jones (Seal)  
Ada Jones (SEAL)

STATE OF ALABAMA }  
SHELBY COUNTY }

Walter Scoggins (SEAL)  
James Randall Jones (Seal)  
Bonnie Epperson (Seal)  
Billard Epperson (Seal)  
Betty Scoggins (SEAL)  
General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, 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. 1980

BOOK 330 PAGE 72

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 is 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 <sup>James</sup> 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

BOOK 330 PAGE 73

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~~ <sup>she</sup> 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  
Recd. 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