

THIS INSTRUMENT PREPARED

NAME James W. May 226
2154 Highland Avenue
Birmingham, Alabama 35205
ADDRESS _____

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

(\$112,833.94)

That in consideration of One Hundred Twelve Thousand, Eight Hundred Thirty-three & 94/100-DOLLARS
to the undersigned grantor Wilbert W. Graham and wife, Mary Kathryn Graham
in hand paid by Crystal Petroleum Company, Inc.

the receipt whereof is acknowledged we the said grantors

do grant, bargain, sell and convey unto the said Crystal Petroleum Company, Inc.

the following described real estate, situated in Shelby County, Alabama,

to-wit:

(See attached Exhibit "A" for legal description)

SUBJECT TO: (1) Current taxes; (2) Right of way in favor of Alabama Power Company
recorded in Deed Book 101, page 523 and Volume 139, page 157; (3) Right of way in
favor of Shelby County, Alabama for U.S. 31 recorded in Book 153, page 212; (4) Un-
recorded leases in favor of Cecil Moore and Ralph Drennen Company, as set forth in
deed to Wilbert W. Graham, recorded in Volume 286, page 140.

Grantee herein assumes and agrees to pay that certain mortgage dated 4/1/74 from
Wilbert W. Graham and Willie Mae Graham to Benjamin F. Glass and William Glass,
recorded in Mortgage Book 338, page 115.

Wilbert W. Graham is the surviving grantee in that certain deed recorded in
Volume 286, page 140, the other grantee therein, Willie Mae Graham having died
on or about the 18th day of December, 1978.

\$46,000 of the purchase price recited above has been paid from the proceeds of
a mortgage loan closed simultaneously herewith.

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 (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 s, this 14th
day of July, 1981.

WITNESS:

Wilbert W. Graham

Mary Kathryn Graham

State of ALABAMA
JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Wilbert W. Graham and wife, Mary Kathryn Graham
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. know to me, acknowledged before
executed the same voluntarily

Given under my hand and official seal this 5th day of August

EXHIBIT "A"

19810807000085990 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
08/07/1981 00:00:00 FILED/CERTIFIED

LEGAL DESCRIPTION

Part of the SW 1/4 of SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the NW corner of SW 1/4 of SW 1/4 of Section 30, Township 19 South, Range 2 West, run in a southerly direction along the west line of said 1/4-1/4 section for a distance of 239.57 feet to the point of beginning; thence continue along last mentioned course for a distance of 240.71 feet; thence turn an angle to the left of 90 degrees, 09 minutes and leaving said 1/4-1/4 section line run in an easterly direction for a distance of 21.72 feet to a point on the westerly right of way line of U.S. Highway #31, South; thence turn an angle to the left of 81 degrees, 41 minutes, 30 seconds and run in a northeasterly direction along said right of way line for a distance of 278.41 feet; thence turn an angle to the left of 141 degrees, 04 minutes, 30 seconds and leaving said right of way line, run in a southwesterly direction for a distance of 52.15 feet; thence turn an angle to the right of 44 degrees, 20 minutes, 15 seconds and run in a westerly direction for a distance of 23.04 feet, more or less, to the point of beginning, containing 0.228 acres, more or less.

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

1981 AUG -7 AM 9:20

See Mtg 1111-625
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

<i>Deed Tax</i>	67.00
<i>Rec</i>	3.00
<i>Ind</i>	1.00
	<hr/>
	71.00

BOOK 334 PAGE 315