

# WARRANTY DEED

SEND TAX NOTICE TO  
Mr. and Mrs. Billy K. Graham, Jr.  
Route 1, Box 781  
Calera, Alabama 35040

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

THE STATE OF ALABAMA, SHELBY COUNTY

Forty thousand nine hundred

KNOW ALL MEN BY THESE PRESENTS that in consideration of (\$40,971.00) seventy one and no/100----- DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged by

Donnis E. Reynolds and husband, Hugh M. Reynolds, Cecil P. Ellison and wife, Agnes Ellison, and Aileen E. Williams and husband, Gaston Fred Williams, Sr. Billy/Graham, Jr., and wife, Johnnie F. Graham

therein referred to as GRANTEE(S) 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 the County of Shelby and the State of Alabama, to wit:

Shelby County, Alabama,

The SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 12, Township 24 North, Range 13 East, and all that part of the West $\frac{1}{2}$  of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 12, Township 24 North, Range 13 East, Shelby County, Alabama, lying West of the Interstate 65 right-of-way. Also a tract of land in the Northeast corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 11, Township 24 North, Range 13 East, Shelby County, Alabama being more particularly described as follows:

Commence at the Northeast corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 11, Township 24 North, Range 13 East; thence run South 89°35'29" West along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 181.32 feet; thence run South 3°52'47" East a distance of 20.7 feet to the point of beginning; thence continue South 3°52'47" East a distance of 130.61 feet; thence run South 18°23'54" East a distance of 164.45 feet; thence South 31°21'04" East a distance of 88.38 feet; thence run South 16°53'05" East a distance of 93.8 feet; thence run South 40°35'04" East a distance of 34.0 feet; thence run North 89°35'29" East a distance of 9.35 feet to the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section line; thence run North 1°31'25" East a distance of 470.83 feet along said East  $\frac{1}{4}$ - $\frac{1}{4}$  section line; thence run North 88°00'52" West a distance of 179.27 feet to the point of beginning. Said tract containing 1.23 acres, more or less, according to the survey dated May 1, 1984 of Samuel J. Martin, RLS #12501. \*\*Said tract containing 57.30 acres, more or less, according to the survey dated November 11, 1982 of Samuel J. Martin, RLS # 12501.

The 1984 ad valorem taxes have been prorated and will be paid by Grantors as to the above described 1.23 acres and by Grantees as to the above described 57.30 acres. Thereafter the taxes on all of the above described real estate will be assessed to and paid by the Grantees.

The above named Grantor Donnis E. Reynolds is one and the same person as Donis Ellison Reynolds, and the above named Grantor Aileen E. Williams is one and the same person as Aileen Ellison Williams.

DO HAVE AND TO HOLD to the said GRANTEE(S) 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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And + (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that when (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that + (we) have a good right to sell and convey the same as aforesaid; that + (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand and seal, this 25<sup>th</sup> day of May, 1984.

WITNESS: Donnis E. Reynolds (L.S.)  
Hugh M. Reynolds (L.S.)  
Agnes V. Ellison (L.S.)  
Cecil P. Ellison (L.S.)  
Aileen E. Williams (L.S.)  
Gaston Fred Williams, Sr. (L.S.)

THE STATE OF ALABAMA, Montgomery COUNTY

Rachel E. Strickland

A Notary Public in and for said State and said County

do hereby certify that Donnis E. Reynolds, Hugh M. Reynolds, Cecil P. Ellison, Agnes Ellison, Aileen E. Williams, Gaston Fred Williams, Sr.

known to me 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 that they executed the same voluntarily on the day of the same date.

Given under my hand and official seal this 25 day of May, A.D. 1984.

Rachel E. Strickland  
Notary Public

FOR RECORDING ONLY

The instrument was prepared by:  
Marcus H. Reynolds, Jr.  
Attorney at Law  
3339 Montezuma Road  
Montgomery, Alabama 36106

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

1984 MAY 29 PM 3 20

Wade H. Morton, Jr.  
JUDGE OF PROBATE

THE COPY CENTER of Montgomery  
18 Commerce Street  
To reorder call 262-3811

Seed tax 4/100  
Rec 350  
Ad. 100  
4550

RETURN TO: Wade H. Morton, Jr.