

This instrument was prepared by

(Name) Danny C. Lockhart, Attorney at Law
(Address) 1129 Forestdale Blvd. Birmingham, Al.

Name Aubrey C. Graves, Jr.
Address Rt. 1 Box 68-G
Columbiana, Al. 35051
Zip

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-three thousand sixty-five and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

W. H. Nesmith, a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Aubrey C. Graves, Jr. and Lou Ann Graves

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby
County, Alabama to-wit:

Begin at the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama, thence run Northerly along the East line of said quarter-quarter a distance of 409.56 feet to a point on the South right of way line of Shelby County Highway Number 447, thence turn an angle of 64 degrees 06 minutes 58 seconds to the left to chord and run a chord distance of 333.07 feet to a point on the same said South right of way line of said highway 447, thence turn an angle of 115 degrees 53 minutes 02 seconds left from chord and run Southerly parallel with the East line of said quarter-quarter a distance of 575.06 feet to a point on the South line of same said quarter-quarter thence turn an angle of 94 degrees 01 minutes 10 seconds to the left and run Easterly along said South line a distance of 300.74 feet to the point of beginning, containing 3.4 acres and marked at each corner with a steel pin.

Subject to:

1. Advalorem taxes due and payable October 1, 1985.
2. Easements, exceptions, reservations and restrictions of record, if any.
3. Easements to Alabama Power Company in Deed Volume 227, page 708.

Subject property is not the homestead of the grantor, nor is it the homestead of his wife.

(\$68,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.)

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hand(s) and seal(s), this 20th day of December, 19 84

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT (Seal)
Rec 250
1985 JAN -4 (Seal)
MA 10:24
900 (Seal)
JUDGE OF PROBATE

W. H. Nesmith (Seal)
(Seal)
(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. H. Nesmith 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 20th day of December A. D., 19 84