

1032

SEND TAX NOTICE TO:
(Name) Charles W. Brooks
Post Office Box 214
(Address) Calera, Alabama 35040

This instrument was prepared by
(Name) Wade H. Morton, Jr., Attorney at Law
(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR HUNDRED SIXTY FIVE and 50/100-----(\$465.50) DOLLARS
in hand paid and execution and delivery of the following described purchase money mortgage,
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
BILLY K. GRAHAM, JR., an unmarried man,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
CHARLES W. BROOKS

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:
Lot #1, according to map or plat of GRAHAM ACRES, Sector 1, as recorded in Map
Book 13, at Page 54, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 235 PAGE 191

- Subject only to the following liens, encumbrances, limitations and restrictions:
1. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 198, at Page 480, in the Office of the Judge of Probate of Shelby County, Alabama.
 2. Right-of-way to Shelby County as recorded in Deed Book 271, at Page 773, in said Probate Office.
 3. Restrictive covenants as shown on recorded map.
 4. Subject to the following conditions or limitations stated on the map of plat of GRAHAM ACRES, Sector 1, as recorded in Map Book 13, at Page 54, in said Probate Records: "Purpose of subdivision single family res."; and, "there can be no further subdivision of this property without roadway imp. approved by the County."

\$4,189.50 of the consideration for this deed is secured by a purchase money mortgage on the above described real property from the Grantee to the Grantor, which was executed and delivered simultaneously herewith.

1. Bond Tax \$ 50
2. Mig. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 5.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and 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 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. There is no warranty or representation as to the condition or quality or quantity of this real property or of any improvement thereof.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 19th day of April, 1989

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

89 APR 20 PM 3:18

Thomas A. Shawley, Jr.
JUDGE OF PROBATE

Billy K. Graham, Jr. (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy K. Graham, Jr., an unmarried man 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 19th day of April, A. D., 1989

Return to: Wade H. Morton

Wade H. Morton, Jr. (Seal)