

\$ 500.00

This instrument was prepared by

(Name) Mickey L. Johnson, Attorney at Law

(Address) P.O. Box 430, Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of One Dollar and other good and valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
David W. Graham and Wilbert W. Graham
(herein referred to as grantors) do grant, bargain, sell and convey unto

David W. 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:

All that part of the SW 1/4 of SW 1/4 of Section 30, Township 19, Range 2 West lying West of U.S. #31 Highway containing approximately one-half acre and more particularly described as follows:

Commence at the Southwest corner of Section 30, Township 19, Range 2 West; thence North along section line on West side of Section 30 a distance of 744.5 feet to the point where the West right-of-way line of U.S. #31 Highway intersects with said section line for a point of beginning of the tract to be conveyed by this document; from this beginning point continue North along said section line 575.5 feet, more or less, to an iron pin at the Northwest corner of the SW 1/4 of SW 1/4 of Section 30, Township 19, Range 2 West; thence East along the North boundary of said SW 1/4 of SW 1/4 of Section 30, Township 19, Range 2 West a distance of 80 feet, more or less, to the West right-of-way line of U.S. #31 Highway; thence Southerly along said right-of-way line 577 feet, more or less, to point of beginning. Surface rights only.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

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

CONTINUED ON REVERSE SIDE

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
day of August, 1992

WITNESS:

(Seal) Wilbert W. Graham (Seal)
(Seal) David W. Graham (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, Cheryl J. Hill, a Notary Public in and for said County, in said State, hereby certify that David W. Graham and Wilbert W. Graham 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 day of August, A. D., 1992

Smoke Shop
1908 Hwy 31 S
B'ham Ala 35244

Notary Public.

Inst # 1992-21345

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 deg. 09 min. 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 deg. 41 min. 30 sec. 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 deg. 04 min. 30 sec. 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 deg. 20 min. 15 sec. 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.

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

Inst # 1992-21345

09/28/1992-21345
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MJS 9.50

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
317 NORTH 20TH STREET
BIRMINGHAM, ALABAMA 35203