

**SEND TAX NOTICE TO:**  
Betty Joan Gragg  
P. O. Box 813, Leeds, Alabama 35094

Inst. # 1994-23550

This instrument was prepared by:  
VERNON N. SCHMITT, ATTORNEY AT LAW  
P. O. BOX 521, LEEDS, AL 35094

## Warranty Deed

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

That, in consideration of TEN THOUSAND AND NO/100 (\$10,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, CHARLES GRAGG, AN UNMARRIED PERSON, FRANKIE C. GRAGG AND WIFE, WANDA G. GRAGG, (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell, and convey unto BETTY JOAN GRAGG, (herein referred to as GRANTEE, whether one or more), the following described real estate, situate in Shelby County, Alabama, to-wit:

**The North 1/2 of the following described property:**

Commence at the SW corner of the SE 1/4 of SW 1/4 of Section 35, Township 17, Range 1 East; thence go East along the South line of said forty a distance of 400 feet for a point of beginning; continue along said line and course for a distance of 105 feet to a point; thence North and parallel with East line of said forty a distance of 210 feet; thence West and parallel with South line a distance of 105 feet; thence south and parallel with West line of said forty a distance of 210 feet to point of beginning.

Also, an easement for ingress and egress:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 35, Township 17, Range 1 East; thence go East along the South line of said forty a distance of 400 feet for a point of beginning; thence continue said line and course for a distance of 12 feet to a point; thence North and parallel with the West line of said forty a distance of 105 feet; thence West and parallel to the South line of said forty a distance of 12 feet; thence South along the West line of said property a distance of 105 feet to the point of beginning.

The Grantor, Charles Gragg and the Grantee, Betty Joan Gragg are one and the same persons as the Charles Gragg and wife, Betty Joan Gragg, Grantors in that certain deed recorded on October 6, 1992, Inst # 1992-22492 in the Office of the Judge of Probate of Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE  
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TO HAVE AND TO HOLD unto 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 GRANTEE, 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 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26th day of July 1994.

WITNESS:

Charles Gragg  
CHARLES GRAGG

Frankie C. Gragg  
FRANKIE C. GRAGG

Wanda G. Gragg  
WANDA C. GRAGG

STATE OF ALABAMA}  
SHELBY COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES GRAGG, FRANKIE C. GRAGG AND WANDA C. GRAGG 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 26th day of July 1994.

Vernon N. Schmidt  
Notary Public.

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