

(Name) Timothy E. Wyatt
1178 County Road 249
(Address) Clanton, AL 35045

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-37 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

12/20/1994-36951
ALABAMA CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
24.50

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTEEN THOUSAND AND NO/100 (\$15,000.00) AND THE EXECUTION OF MORTGAGES
IN THE TOTAL AMOUNT OF \$68,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
James Graham and wife, Irene Graham

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Timothy E. Wyatt

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Start at the Northwest corner of the SE 1/4 of SW 1/4, Section 31, Township 20 South, Range 2 East, and run South 2 deg. 24 min. West along west forty acre line 759 feet to point of beginning; thence turn an angle of 72 deg. 16 min. to the left (along an old woven wire fence) and run 268.28 feet to West right of way of Alabama Highway No. 25; thence turn an angle of 86 deg. 05 min. to the left and run along said right of way 125.0 feet; thence turn an angle of 94 deg. 59 min. to the left and run 315.0 feet; thence turn an angle of 106 deg. 40 min. to the left and run 125.0 feet to point of beginning; being situated in SE 1/4 of SW 1/4, Section 31, Township 20 South, Range 2 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

- 1. General and special taxes or assessments for 1995 and subsequent years not yet due and payable.
- 2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 185 page 127 and Deed 129 page 126 in Probate Office.

Ivene Graham and Irene Graham are one and the same person.

A purchase money mortgage in the amount of \$62,250.00 and a second mortgage in the amount of \$5,750.00 have been executed contemporaneously this date by Timothy E. Wyatt.

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.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 19th day of December, 1994.

(Seal) James Graham (Seal)
James Graham
(Seal) Irene Graham (Seal)
Irene Graham
(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Graham and wife, Irene 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 19th day of December, A. D., 1994

Conway Fowler Jr
Notary Public.

Inst # 1994-36951