

Send Tax Notice:

Jon B. Graham  
124 Cedar Cove Dr.  
Pelham AL 35124

STATE OF ALABAMA )  
SHELBY COUNTY )  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Thirty Thousand and 00/100 dollars (\$130,000) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, A. Wendell Hathorn and wife, Kathy B. Hathorn, hereinafter called "Party of the First Part," does hereby GRANT, BARGAIN, SELL AND CONVEY unto Jon G. Graham, hereinafter called "Party of the Second Part" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

124 Cedar Cove Drive and also described as follows: Lot 13 Block 1, Cedar Cove— Phase III, as recorded in Map Volume 10, Page 34, in the office of the Judge of Probate Shelby County, Alabama.

This legal description is taken in its entirety from the survey of Laurence D. Weygand, Alabama Registration No. 10373, dated the 4th day of June, 1996.

This conveyance is subject to all easements, rights-of-ways and restrictions of record affecting said property.

TO HAVE AND TO HOLD to the said Party of the Second Part in fee simple forever, together with every contingent remainder and right of reversion.

The Party of the First Part, does individually and for the heirs, executors, and administrators of the Party of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part, that the Party of the First Part is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Party of the First Part has a good right to sell and convey the said premises; that the Party of the First Part and the heirs, executors, and administrators of the Party of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Party of the First Part has executed this Deed and set the seal of the Party of the First Part thereto on this date the 28th of June, 1996, at 968 Main Street, Montevallo, Alabama.

PARTY OF THE FIRST PART

A. Wendell Hathorn (H.S.)  
Kathy B. Hathorn (H.S.)

STATE OF ALABAMA )  
SHELBY COUNTY )  
ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28th day of June, 1996.

Chris Smitherman  
NOTARY PUBLIC  
My Commission Expires: 5.13.00

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER R. SMITHERMAN  
ATTORNEY AT LAW  
968 NORTH MAIN STREET  
MONTEVALLO, ALABAMA 35115

Inst # 1996-21466

07/03/1996-21466  
12:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HCD 35.50

Inst # 1996-21466