

SEND TAX NOTICE TO:

(Name) **Ulyses Graham and Susan Graham**
(Address) 629 Industrial Pkwy
Columbiana, AL 35051
\$ 500.00

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Inst # 1996-35208

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One and no/100 Dollar (\$1.00) and love and affection** in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **Jim Johnson and wife, Alice Lucile Johnson** (herein referred to as grantors) do grant, bargain, sell and convey unto **Ulyses Graham and wife, Susan Graham** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantors herein for the purpose of identification.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I, or each of us, have hereunto set my or our hands and seals, this 23rd day of October, 1996. g g

Jim Johnson (SEAL)
Jim Johnson
Alice Lucile Johnson (SEAL)
Alice Lucile Johnson

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jim Johnson and wife, Alice Lucile Johnson**, whose name or names is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Even under my hand and official seal this 23rd day of October, 1996.

Jamie E. Culver (SEAL)
Notary Public

10/23/1996-35208
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11.30

EXHIBIT "A"

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO ALICE LUCILE AND JIM JOHNSON RECORDED IN INSTRUMENT NO. 1995-13439, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE S 00°29'58" E, ALONG THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 661.72 FEET TO A 1/2" IRON PIPE FOUND, ON THE SOUTH LINE OF INDUSTRIAL ROAD;

THENCE N 68°11'50" E, ALONG THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 56.14 FEET TO A 1/2" IRON PIPE FOUND;

THENCE S 45°07'03" E, A DISTANCE OF 262.10 FEET TO A POINT, ON THE NORTH RIGHT-OF-WAY LINE OF THE SOUTHERN RAILROAD, FROM WHICH A 1/2" PIPE WAS FOUND 0.7' EAST AND 0.7' SOUTH OF THE TRUE CORNER;

THENCE N 41°29'21" E, ALONG THE NORTH LINE OF SAID RAILROAD A DISTANCE OF 94.05 FEET TO A 1/2" REBAR, SET WITH A CAP STAMPED "S. WHEELER RPLS 16165", FOR THE POINT OF BEGINNING;

THENCE N 41°29'21" E, ALONG SAID RAILROAD, A DISTANCE OF 223.97 FEET, TO A 1/2" REBAR SET WITH A CAP STAMPED "S. WHEELER RPLS 16165";


THENCE N 36°15'07" W, A DISTANCE OF 167.60 FEET, TO A 1/2" REBAR SET WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE SOUTH LINE OF THE INDUSTRIAL ROAD;


THENCE ALONG A CURVE IN SAID ROAD TO THE LEFT, HAVING A RADIUS OF 248.14 FEET AND A CHORD BEARING OF S 60°01'18" W, AN ARC LENGTH OF 29.56 FEET, TO A 1/2" REBAR SET WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE S 56°53'24" W, ALONG SAID ROAD, A DISTANCE OF 189.81 FEET, TO A 1/2" REBAR, SET WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE S 36°15'07" E, A DISTANCE OF 228.93 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 1.000 ACRES OF LAND.

SIGNED FOR IDENTIFICATION BY GRANTORS:



Jim Johnson


Alice Lucile Johnson

Inst • 1996-35208

10/23/1996-35208
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50