

Inst # 1998-21227

SEND TAX NOTICES TO:  
John O. McGraw  
4351 Lakeshore Cove  
B'ham., AL 35242

WARRENTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$11,400 to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we James C. McGraw, Lallouise F. McGraw (herein referred to as grantors), grant, sell and convey unto John O. McGraw (herein referred to as grantee), their interest in the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2 of Laurel Ridge Estates according to survey as recorded in Map Book 16, Page 98, in the Probate Office of Shelby County Alabama; being situated in Shelby county, Alabama. Subject to easement, restrictions and rights of way of record. This is not the homestead of the grantors herein.

THE GRANTORS HEREIN ARE UNMARRIED.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 28<sup>th</sup>  
day of March, 1998.

Lallouise F. McGraw (Seal)  
James C. McGraw (Seal)  
James C. McGraw (Seal)

..... (Seal)  
..... (Seal)  
..... (Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, Debra J. Baumgartner, a Notary Public in and for said County, in said State, hereby certify that Lallouise F. McGraw & James C. McGraw 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of March, A. D., 1998.

Debra J. Baumgartner  
Notary Public.

MY COMMISSION EXPIRES JAN. 23, 2002

06/09/1998-21227  
09:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 20.00

Conrad & Justice, P.C.