

SEND TAX NOTICES TO:

Fred A. McGraw  
P.O. Box 38  
Grove Hill, AL 36451

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$20,000 to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we James C. McGraw, Lallouise F. McGraw, John O. McGraw and Grace O. McGraw (herein referred to as grantees), grant, sell and convey unto Fred A. McGraw and Patricia M. McGraw (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, an undivided 1/8.72 interest in and to the following described real estate situated in Shelby County, Alabama and containing 25 acres more or less, to-wit:

All of Fraction "H" and all of Fraction "G", being 122 acres in Section 20, Township 19, Range 3 East, being SE1/4 of said Section lying West of Coosa River; 13 1/2 acres on West side of NW1/4, of NW1/4 bounded East by Coosa River, and West by line of NW1/4 of NW1/4, Section 28, Township 19, Range 3 East; Fraction "C", being NW1/4 of NE1/4, Section 29, Township 19, Range 3 East; A portion of Fraction "E", being the SE1/4 of NE1/4, Section 29, Township 19, Range 3 East; All of Fraction "F", being in SW1/4 of NE1/4 and NW1/4 of SE1/4 of Section 29, Township 19, Range 3 East; Fraction "D", being NE1/4 of NE1/4, Section 29, Township 19, Range 3 East;

LESS AND EXCEPT 36.3 acres located in Section 20, Township 19 South, Range 3 East being conveyed to Jack Cooper and wife, Barbara Cooper as shown by deed dated October 31, 1978 and recorded in Deed Book 316, Page 690 in the Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT 29.5 acres located in Section 29, Township 19 South, Range 3 East, being conveyed to Ben W. Hooks and wife, Jackie L. Hooks as shown by deed dated October 31, 1978 and recorded in Deed Book 316, Page 688 in said Probate Office.

Said parcels of real estate having been surveyed according to the attached map or plat (identified as exhibit "A") of a survey by E. Franklin Parker, Sr. dated May 6, 1993, and containing 218.1 acres, more or less, being situated in Shelby county, Alabama. This is not the homestead of the grantors herein.

To have and to hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

06/09/1998-21228  
09:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 30.50

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, have hereunto set hands(s) and seal(s), this 4th day of June, 1998.

Grace O. McGraw (Seal)  
John O. McGraw (Seal)

James C. McGraw (Seal)  
Lallouise F. McGraw (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 Grace O. McGraw, John O. McGraw, James C. McGraw & Lallouise F. McGraw whose name S. 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 4th day of June, A. D., 1998

Notary Public.

Conrad & Justice, P.C.