

SEND TAX NOTICE TO:
Frederick W. Graham &
(Name) Barbara H. Graham
7348 Chelsea Road
(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Form 1-1-3 Rev. 3/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGNIFICENT CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Ninety Four Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we.

Larry Kent, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Frederick W. Graham and wife, Barbara H. 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:

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 155,600.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

The property being conveyed herein does not constitute the homestead of the Grantor or his spouse.

Inst # 1999-49634

12/08/1999-49634
12:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 50.00

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/we have hereunto set my/our hand(s) and seal(s), this 1st day of December, 19 99.

WITNESS:

(Seal)
(Seal)
(Seal)

X *Larry Kent*
Larry Kent (Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry Kent, a married man whose name 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 she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December A D. 19 99.

8-29-99

Notary Public

Exhibit "A"

Begin at the NE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 20 South, Range 1 West; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ and azimuth of 178 degrees 41 minutes 24 seconds a distance of 672.31 feet to the point of beginning of said Parcel; thence proceed South along the previous course a distance of 642.10 feet; thence an azimuth of 245 degrees 55 minutes Southwesterly a distance of 10.44 feet to the Easterly right of way of Shelby County Highway 47; thence an azimuth of 329 degrees 54 minutes 47 seconds Northwesterly along said right of way a distance of 513.11 feet; thence an azimuth of 51 degrees 15 minutes 53 seconds Northeasterly distance of 323.16 feet to the point of beginning; being situated in Shelby County, Alabama.

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