

STATE OF ALABAMA

§

WARRANTY DEED

COUNTY OF SHELBY

§

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars (\$100.00) and other valuable considerations to the undersigned **GRANTORS** in hand by the **GRANTEE** herein, the receipt whereof is hereby acknowledged, we, **John O. McGraw** and **Grace O. McGraw**, husband and wife, **Fred A. McGraw** and **Patricia M. McGraw**, husband and wife, **James C. McGraw**, a single man, and **Richard T. McGraw**, a single man, and **John O. McGraw** and **James C. McGraw**, Co-Executors of the Estate of **Lallouise McGraw**, deceased, (herein referred to as **GRANTORS**) do hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto **Thomaston Plantation, L.L.C.**, an Alabama Limited Liability Company (herein referred to as **GRANTEE**) the following described Real Estate, situated in the County of Shelby and the State of Alabama:

All of Fraction "H" and all of Fraction "G", in Section 20, Township 19 South, Range 3 East, being the SE 1/4 of said Section lying West of the Coosa River; Fraction "C", being the NW 1/4 of NE 1/4, Section 29, Township 19 South Range 3 East; A portion of Fraction "E", being the SE 1/4 of NE 1/4, Section 29, Township 19 South Range 3 East; All of Fraction "F", being the SW 1/4 of NE 1/4 and NW 1/4 of SE 1/4 of Section 29, Township 19 South, Range 3 East; and Fraction "D", being the NE 1/4 of NE 1/4 of Section 29, Township 19 South, Range 3 East.

LESS AND EXCEPT that portion located in Section 20, Township 19 South, Range 3 East, previously conveyed to Jack Cooper and wife, Barbara Cooper, as shown by deed recorded in Deed Book 316, Page 690, and corrective deed recorded in Deed Book 329, Page 341, in Probate Office.

LESS AND EXCEPT that portion located in Section 29, Township 19 South, Range 3 East, previously conveyed to Ben W. Hooks and wife, Jackie L. Hooks as shown by deed recorded in Deed Book 316, Page 688, in Probate Office.

LESS AND EXCEPT that portion previously conveyed to G.L. Macon and Lucille Macon, as shown by deed recorded in Deed Book 353, Page 608, in Probate Office.

LESS AND EXCEPT that portion previously conveyed to Rodney L. Higgins as shown by deed recorded in Instrument #20060912000451400, in Probate Office.

This conveyance is subject to all easements, restrictions and rights of way of record affecting the above-described property.

The mailing address of the **GRANTEE** is 1420 I-85 Parkway, Montgomery, AL 36106.

-Page One-

TO HAVE AND TO HOLD, the aforegranted premises to said **GRANTEE**, its successors and assigns, **FOREVER**.

And **GRANTORS** do, for themselves and for their heirs, covenant with the said **GRANTEE**, its successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said **GRANTEE**, its successors and assigns, and that **GRANTORS** and their heirs will **WARRANT AND DEFEND** the premises to the said **GRANTEE**, its successors and assigns forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5th day of May, 2008.

John O. McGraw (L.S.)
John O. McGraw

X *Grace O. McGraw* (L.S.)
Grace O. McGraw

Fred A. McGraw (L.S.)
Fred A. McGraw

Patricia M. McGraw (L.S.)
Patricia M. McGraw

James C. McGraw (L.S.)
James C. McGraw

Richard T. McGraw (L.S.)
Richard T. McGraw

Estate of Lallouise McGraw

By: *John O. McGraw* (L.S.)
John O. McGraw-Executor

By: *James C. McGraw* (L.S.)
James C. McGraw-Executor

STATE OF ALABAMA §

SHELBY COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Grace O. McGraw** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 2 day of May, 2008.

(SEAL)

X *Deborah M. McMillan*
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 26, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20080507000186960 2/3 \$163.00
Shelby Cnty Judge of Probate, AL
05/07/2008 09:41:43AM FILED/CERT

STATE OF ALABAMA §

MONTGOMERY COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **John O. McGraw, Fred A. McGraw, Patricia M. McGraw, James C. McGraw** and **Richard T. 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 this conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 5th day of May, 2008.

(SEAL)

NOTARY PUBLIC

My Commission Expires:

GREGORY ALLAN CARR
Notary Public, State of Alabama At Large
My commission expires July 24, 2010

STATE OF ALABAMA §

MONTGOMERY COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **John O. McGraw and James C. McGraw** whose names as **Co-Executors of the Estate of Lallouise McGraw, deceased**, 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 this conveyance, they, in their capacity as **Co-Executors of the Estate of Lallouise McGraw, deceased**, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 5th day of May, 2008.

(SEAL)

NOTARY PUBLIC

GREGORY ALLAN CARR
Notary Public, State of Alabama At Large
My commission expires July 24, 2010

PREPARED BY:
GREGORY A. CARR, SR.
P.O. BOX 4807
MONTGOMERY, AL 36103-4807
(334) 269-5900

20080507000186960 3/3 \$163.00
Shelby Cnty Judge of Probate, AL
05/07/2008 09:41:43AM FILED/CERT