

This Instrument Was Prepared By:
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2491 Pelham Pkwy, 205-663-0281
Pelham, Al 35124


20090810000306900 1/3 \$126.00
Shelby Cnty Judge of Probate, AL
08/10/2009 02:51:10 PM FILED/CERT

\$229,000.00

Shelby County, AL 08/10/2009
State of Alabama
Deed Tax : \$109.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Frederick W. Graham, unmarried, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Kelley Frith, the following described real estate situated in the County of Shelby and State of 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 being conveyed by this property.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$120,000.00 was paid from first mortgage recorded herewith.

Frederick W. Graham is the surviving Grantee of that certain deed recorded in Inst. No. 1999-49634 in the Probate Office of Shelby County, Alabama; the other Grantee, Barbara H. Graham having died on or about the 13th day of March, 2005.

Grantee's address: 7348 Chelsea Road
Columbiana, Alabama 35051

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof;



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that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against The lawful claims of all persons. I N

WITNESS WHEREOF, I has hereunto set my hand and seal on this the

5th day of August, 2009.

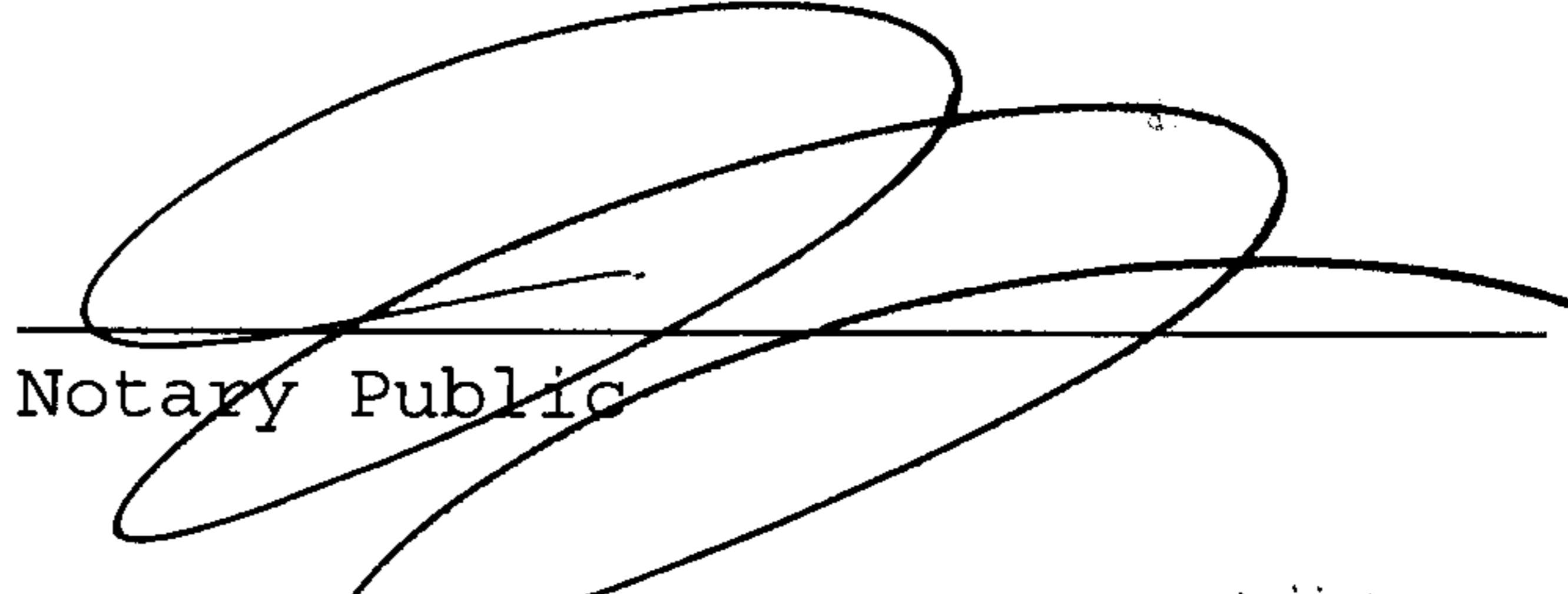

Frederick W. Graham

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Frederick W. Graham, unmarried, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of August, 2009.


Notary Public

My Commission Expires:

8.29.10

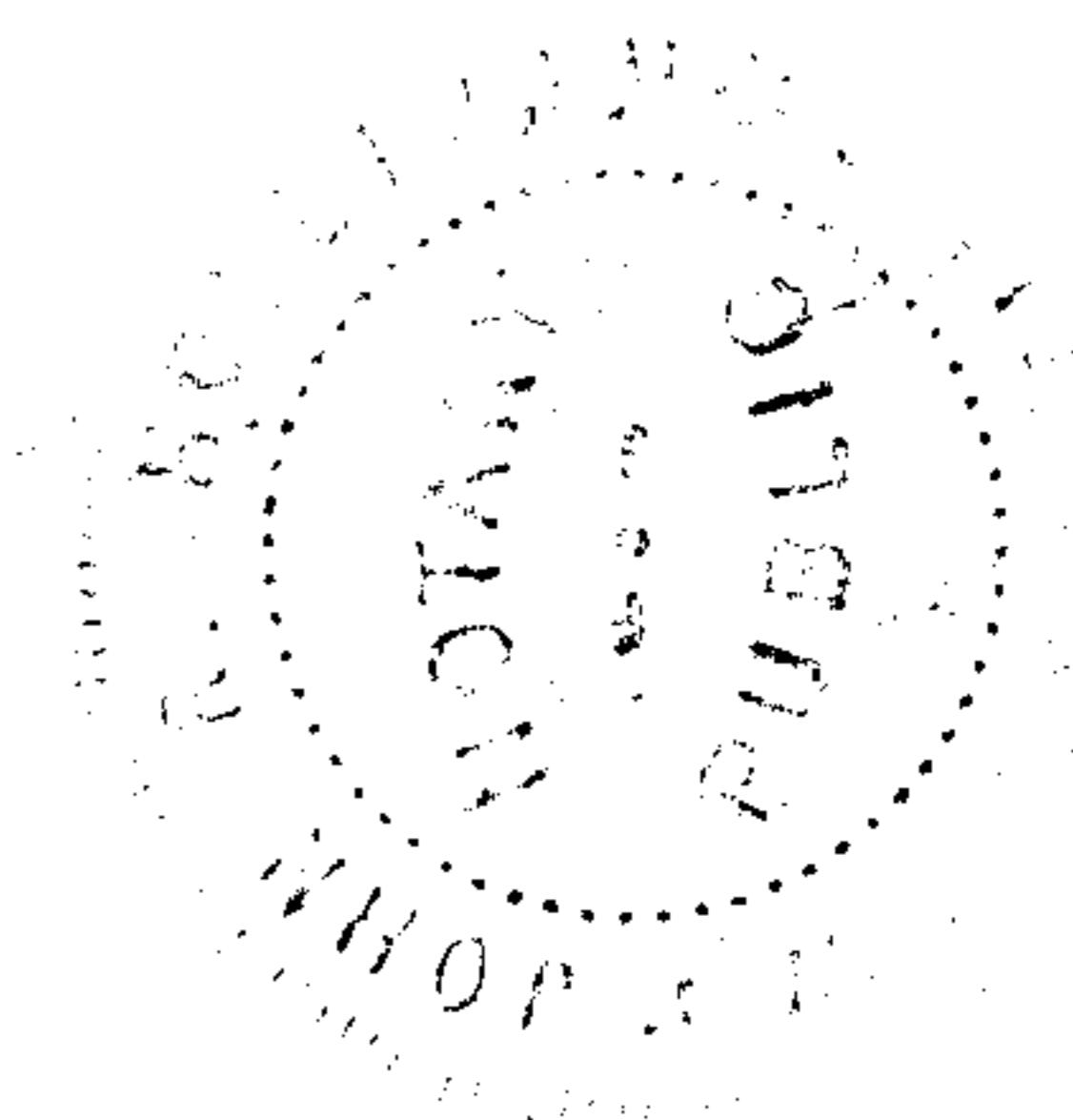


Exhibit A



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LEGAL DESCRIPTION

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.