

This instrument was prepared by:  
Mitchell A. Spears  
Attorney at Law  
P O Box 119  
Montevallo AL 35115  
(205)665-5076

Send Tax Notice to: Billy K. Graham, Jr. and  
Jane Graham  
988 Hwy. 67  
Calera, AL 35040

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## ***Warranty Deed***

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**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That, in consideration of **TWELVE THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$12,500.00)**, to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I (we),

**JANE OZLEY POOLE, a married woman, by and through her Attorney-in-Fact, LUCINDA JANE POOLE COCKRELL; and GINNY DAVIS SKELTON, a married woman, f/k/a GINNY GATES SKELTON**

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

**BILLY K. GRAHAM, JR. and wife, JANE GRAHAM**

(herein referred to as GRANTEE) the following described real estate situated in **SHELBY** County, Alabama, to-wit:

One lot or parcel of land commencing at the Southwest corner of the lot owned by A. Leonard on the East side of Montgomery Avenue and running South parallel with said avenue seventy five (75) feet; thence East two hundred sixty-five (265) feet, more or less, to the right of way of the South and North Alabama Railroad; thence North parallel with said right of way, seventy-five (75) feet; thence West two hundred sixty five (265) feet, more or less, to Montgomery Avenue, the point of beginning, being a part of lots two (2) and three (3) in Block three (3), according to Map of Calera by the S & N Ala. RR. Company and Block twenty nine (29). According to Dunstan's Map of Calera, Alabama. Situated in Shelby County, Alabama.

**SUBJECT TO:**

- All taxes for 2016 and subsequent years.
- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- Permit to Alabama Power Company recorded in Deed Book 222, Page 725.
- Easement to City of Calera recorded in Deed Book 351, Page 662 and Inst. No. 2003050900028641.
- Easement to Sprint Communications recorded in Inst. No. 2012021700005923.

**REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBITS "A" AND "B", ESTABLISHING THE HEIRSHIP**

OF JANE OZLEY POOLE, SAME OF WHICH ARE INCORPORATED HERewith, AS  
THOUGH FULLY SET OUT HEREIN.

REFERENCE IS FURTHER MADE TO EXHIBIT "<sup>C</sup>~~B~~", HERETO ATTACHED AS THE  
DURABLE GENERAL POWER OF ATTORNEY OF JANE OZLEY POOLE, SAME OF  
WHICH IS IN FULL FORCE AND EFFECT, AS OF THE DATE OF THIS  
CONVEYANCE.

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE  
THE HOMESTEAD OF EITHER GRANTOR, NOR THAT OF THEIR RESPECTIVE  
SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

GINNY DAVIS SKELTON IS ONE AND THE SAME PERSON AS GINNY GATES  
SKELTON, AND AT TIMES HAS USED SUCH NAMES INTERCHANGEABLY.

TO HAVE AND TO HOLD to the said GRANTEE and to the heirs and assigns of Grantee  
forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and  
administrators covenant with the said Grantee and Grantee's 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 Grantee and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17<sup>th</sup>  
day of June, 2016.

Jane Ozley Poole, by  
Lucinda Jane Poole Cockrell, AIF  
Jane Ozley Poole, by and through her  
Attorney-in-Fact, Lucinda Jane Poole Cockrell  
Ginny Davis Skelton  
Ginny Davis Skelton

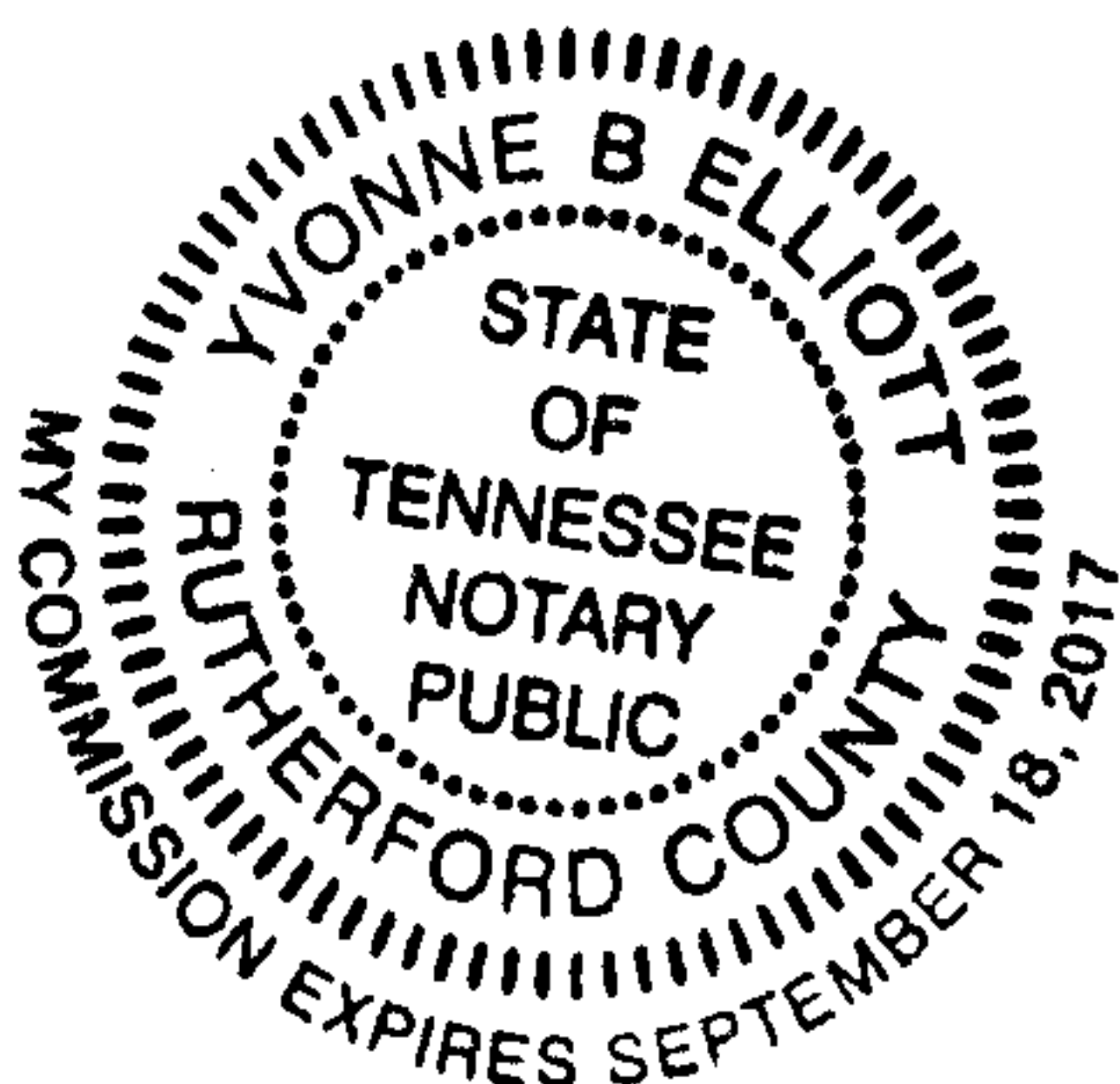
STATE OF TENNESSEE )

COUNTY OF Rutherford

  
20160701000229910 2/12 \$61.50  
Shelby Cnty Judge of Probate, AL  
07/01/2016 01:00:39 PM FILED/CERT

I, the undersigned authority a Notary Public in and for said County, in said State,  
hereby certify that **Jane Ozley Poole by and through her Attorney-in-Fact, Lucinda  
Jane Poole Cockrell**, 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, she, in her capacity as Attorney-in-Fact and with full authority to do  
so, executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 17<sup>th</sup> day of June,  
2016.

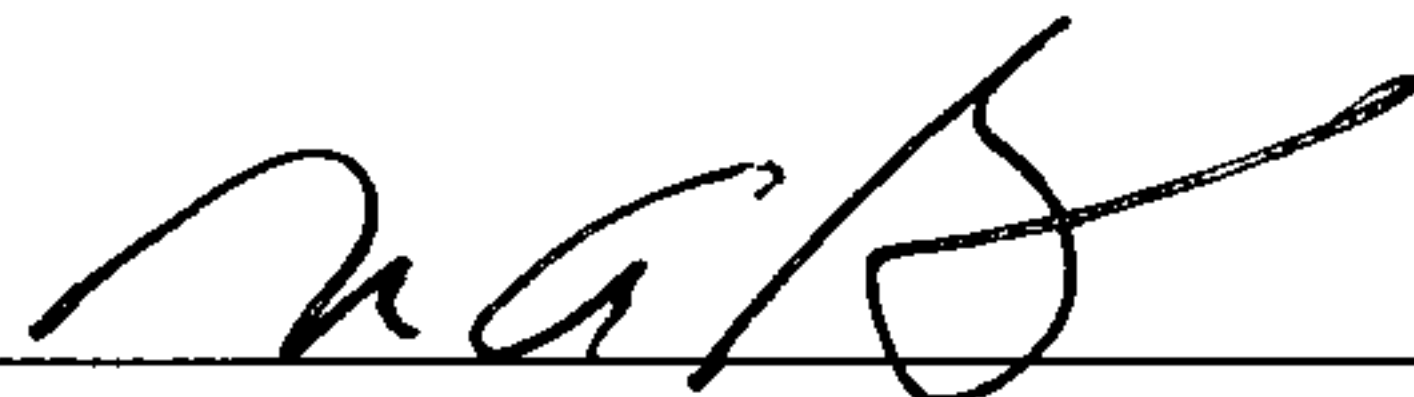


Yvonne B. Elliott  
Notary Public  
My Commission Expires: 9-18-17

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Ginny Davis Skelton**, 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, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 30<sup>th</sup> day of June, 2016.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 07/31/17

  
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Shelby Cnty Judge of Probate, AL  
07/01/2016 01:00:39 PM FILED/CERT

**INSTRUMENT PREPARED BY:**

**Mitchell A. Spears  
Attorney at Law  
P.O. Box 119  
Montevallo, AL 35115  
205-665-5076**

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

**DISINTERESTED PARTY AFFIDAVIT**

(Exhibit A)

**COMES NOW**, George W. Roy, as “Affiant” herein, and after first having been duly sworn, said Affiant does hereby depose and say, as follows:

1. Affiant has personal knowledge of the facts stated herein, particularly as relating to the family history of L. C. Ozley and Lucille Ozley. Affiant is over the age of eighty eight (88) years, and is competent to execute this Affidavit. Affiant resides at 363 County Road 718, Clanton, Alabama 35046.

2. Affiant has no pecuniary or other interest in certain real property located at 8021 Highway 31, Calera, Alabama 35040, more particularly described, as follows:

One lot or parcel of land commencing at the Southwest corner of the lot owned by A. Leonard on the East side of Montgomery Avenue and running South parallel with said avenue seventy five (75) feet; thence East two hundred sixty-five (265) feet, more or less, to the right of way of the South and North Alabama Railroad; thence North parallel with said right of way, seventy-five (75) feet; thence West two hundred sixty five (265) feet, more or less, to Montgomery Avenue, the point of beginning, being a part of lots two (2) and three (3) in Block three (3), according to Map of Calera by the S & N Ala. RR. Company and Block twenty nine (29). According to Dunstan’s Map of Calera, Alabama. Situated in Shelby County, Alabama.

3. Affiant does hereby attest to the fact that Affiant has known Lucille Ozley and L. C. Ozley since 1948, having resided beside them, while they resided upon the hereinabove described real property.

4. Lucille and L. C. Ozley had only 1 child, a daughter, whose name is Jane Ozley Poole, who currently resides in the State of Tennessee.

5. L. C. Ozley died in 1963. Lucille Ozley died on April 24, 1997, having inherited a life estate interest from her husband in the above described property.

  
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Shelby Cnty Judge of Probate, AL  
07/01/2016 01:00:39 PM FILED/CERT

6. The name and address of L. C. and Lucille Ozley's only child is designated as follows:

Jane Ozley Poole  
1927 Memorial Blvd.  
Apt. A-255  
Murfreesboro, TN 37129

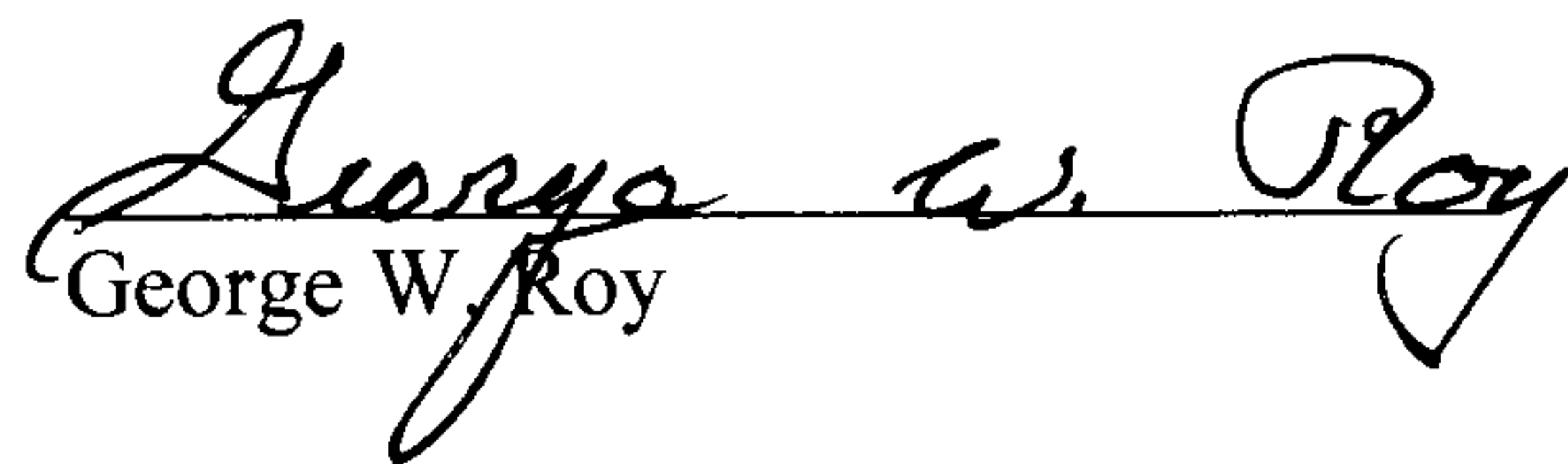
7. I am also aware of the fact that Lucille Ozley married John Gates and became known as Lucille Ozley Gates, and John Gates resided upon the aforementioned real property with her, as her second husband. John Gates died on or about January 14, 2009.

8. L. C. Ozley's Will was probated in the Probate Court of Shelby County, Alabama, at Real Book 14, Page 223, in 1963. Lucille Ozley, to my knowledge, had no Will which was probated.

9. John Gates' only child is Ginny Davis Skelton, who is one and the same person as "Ginny Gates Skelton".

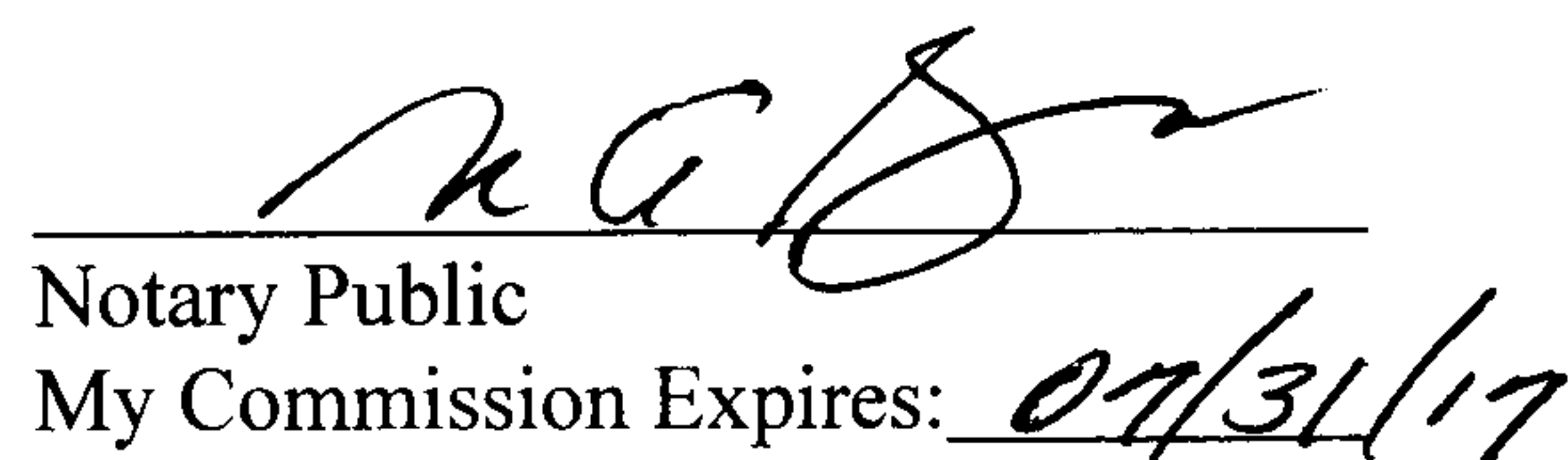
10. Other than L. C. Ozley, Lucille Ozley, John Gates, Jane Ozley Poole and Ginny Davis Skelton, I am not aware of any persons who have any degree of claim in or to the above described property, and, in all my years of observation, I have never known anyone who has possessed, used or claimed right, title or interest in and to said real property, except for those persons listed in this paragraph of my Affidavit.

FURTHERMORE, the Affiant saith naught.

  
George W. Roy

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that **George W. Roy**, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Affidavit, he/she executed the same voluntarily on the 23<sup>rd</sup> day of June, 2016.

  
Notary Public  
My Commission Expires: 07/31/17



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Shelby Cnty Judge of Probate, AL  
07/01/2016 01:00:39 PM FILED/CERT

**INSTRUMENT PREPARED BY:**

**Mitchell A. Spears  
Attorney at Law  
P.O. Box 119  
Montevallo, AL 35115  
205-665-5076**

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

**DISINTERESTED PARTY AFFIDAVIT**  
(Exhibit B)

**COMES NOW**, Elizabeth M. Roy, as "Affiant" herein, and after first having been duly sworn, said Affiant does hereby depose and say, as follows:

1. Affiant has personal knowledge of the facts stated herein, particularly as relating to the family history of L. C. Ozley and Lucille Ozley. Affiant is over the age of eighty five (85) years, and is competent to execute this Affidavit. Affiant resides at 363 County Road 718, Clanton, Alabama 35046.

2. Affiant has no pecuniary or other interest in certain real property located at 8021 Highway 31, Calera, Alabama 35040, more particularly described, as follows:

One lot or parcel of land commencing at the Southwest corner of the lot owned by A. Leonard on the East side of Montgomery Avenue and running South parallel with said avenue seventy five (75) feet; thence East two hundred sixty-five (265) feet, more or less, to the right of way of the South and North Alabama Railroad; thence North parallel with said right of way, seventy-five (75) feet; thence West two hundred sixty five (265) feet, more or less, to Montgomery Avenue, the point of beginning, being a part of lots two (2) and three (3) in Block three (3), according to Map of Calera by the S & N Ala. RR. Company and Block twenty nine (29). According to Dunstan's Map of Calera, Alabama. Situated in Shelby County, Alabama.

3. Affiant does hereby attest to the fact that Affiant has known Lucille Ozley and L. C. Ozley since 1948, having resided beside them, while they resided upon the hereinabove described real property.

4. Lucille and L. C. Ozley had only 1 child, a daughter, whose name is Jane Ozley Poole, who currently resides in the State of Tennessee.

5. L. C. Ozley died in 1963. Lucille Ozley died on April 24, 1997, having inherited a life estate interest from her husband in the above described property.



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Shelby Cnty Judge of Probate, AL  
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6. The name and address of L. C. and Lucille Ozley's only child is designated as follows:

Jane Ozley Poole  
1927 Memorial Blvd.  
Apt. A-255  
Murfreesboro, TN 37129

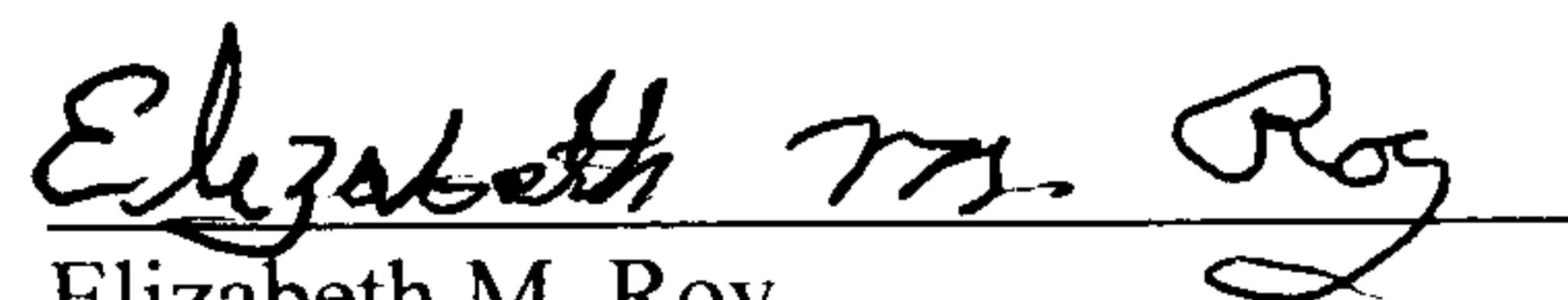
7. I am also aware of the fact that Lucille Ozley married John Gates and became known as Lucille Ozley Gates, and John Gates resided upon the aforementioned real property with her, as her second husband. John Gates died on or about January 14, 2009.

8. L. C. Ozley's Will was probated in the Probate Court of Shelby County, Alabama, at Real Book 14, Page 223, in 1963. Lucille Ozley, to my knowledge, had no Will which was probated.

9. John Gates' only child is Ginny Davis Skelton, who is one and the same person as "Ginny Gates Skelton".

10. Other than L. C. Ozley, Lucille Ozley, John Gates, Jane Ozley Poole and Ginny Davis Skelton, I am not aware of any persons who have any degree of claim in or to the above described property, and, in all my years of observation, I have never known anyone who has possessed, used or claimed right, title or interest in and to said real property, except for those persons listed in this paragraph of my Affidavit.

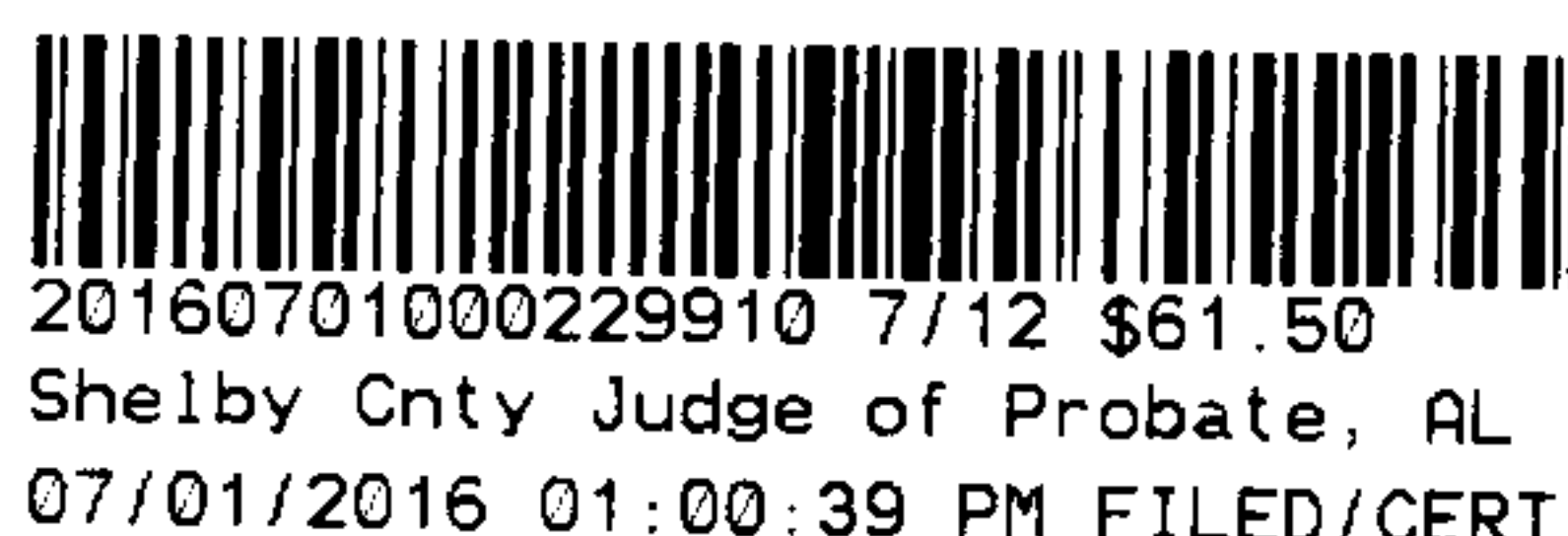
FURTHERMORE, the Affiant saith naught.

  
Elizabeth M. Roy

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that **Elizabeth M. Roy**, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Affidavit, he/she executed the same voluntarily on the 28th day of June, 2016.

  
Notary Public  
My Commission Expires: \_\_\_\_\_



# EXHIBIT C

## DURABLE GENERAL POWER OF ATTORNEY FOR JANE OZLEY POOLE

Prepared by:  
Murfree & Murfree, PLLC  
Attorneys at Law  
805 S. Church Street, Suite 21  
Murfreesboro, Tennessee 37130  
615-867-0835

1) Appointment of Attorney in Fact.

- a) Initial. I, **JANE OZLEY POOLE** (principal), of Murfreesboro, Rutherford County, Tennessee, appoint my daughter, **LUCINDA JANE POOLE COCKRELL**, of Lincoln, Vermont (attorney in fact), of Murfreesboro, Rutherford County, Tennessee, as my attorney in fact.
- b) Successor. In the event my attorney in fact should predecease me, or become unable or unwilling to serve in this capacity for any reason whatsoever, then I do hereby appoint my good friend, **BRADLEY SCOTT NORTON**, of West Lake, Ohio, as my contingent attorney in fact and do hereby confer on him all the same powers and duties outlined herein.

2) Powers. I authorize my attorney in fact to do the following duties and to have the following authority:

- a) Generally do, sign or perform in my name, place and stead any act, deed, matter or thing whatsoever, that ought to be done, signed or performed, or that, in the opinion of the attorney in fact, ought to be done, signed or performed in and about the premises, of every nature and kind whatsoever, to all intents and purposes whatsoever, as fully and effectually as I could do if personally present and acting. The enumeration of specific powers hereunder shall not in any way limit the general powers conferred here;
- b) To do, execute, or perform any act that I might or could do;
- c) To have full power to handle my affairs or to deal with my property, to make gifts in any amount, of any of my property, to any individual or to any organization;
- d) Receive from or disburse to any source whatever moneys through checking or savings or other accounts or otherwise, endorse, sign and issue checks, withdrawal receipts or any other instrument, and open or close any accounts in my name alone or jointly with any other person;
- e) Buy, sell, lease, alter, maintain, pledge or in any way deal with real and personal property and sign each instrument necessary or advisable to complete any real or personal property transaction, including, but not limited to, deeds, deeds of trust, closing statements, options, notes and bills of sale;

*JOP*



- f) Make, sign and file each income, gift, property or any other tax return or declaration required by the United States or any state, county, municipality or other legally constituted authority;
- g) Acquire, maintain, cancel or in any manner deal with any policy of life, accident, disability, hospitalization, medical or casualty insurance, and prosecute each claim for benefits due under any policy;
- h) Provide for my support and protection, or the support and protection of my spouse, or the support and protection of any minor child of mine, including, without limitation, provision for food, lodging, housing, medical services, recreation and travel;
- i) Have free and private access to any safe deposit box in my individual name, alone or with others, in any bank, including authority to have it drilled, with full right to deposit and withdraw from the safe deposit box or to give full discharge for the safe deposit box;
- j) Receive and give receipt for any money or other obligation due or to become due to me from the United States, or any agency or subdivision of the United States, and to act as representative payee for any payment to which I may be entitled, and effect redemption of any bond or other security in which the United States, or any agency or subdivision of the United States, is the obligor or payor, and give full discharge therefor;
- k) Contract for or employ agents, accountants, advisors, attorneys and others for services in connection with the performance by the attorney in fact of any powers in this section;
- l) Buy United States government bonds redeemable at par in payment of any United States estate taxes imposed at my death;
- m) Borrow money for any of the purposes described in this section, and secure the borrowings in the manner the attorney in fact deems appropriate, and use any credit card held in my name for any of the purposes described in this section;
- n) Establish, utilize, and terminate checking and savings accounts, money market accounts and agency accounts with financial institutions of all kinds, including securities brokers and corporate fiduciaries;
- o) Invest or reinvest each item of money or other property and lend money or property upon the terms and conditions and with the security the attorney in fact may deem appropriate, or renew, extend, or modify loans, all in accordance with the fiduciary standards of Tennessee Code Annotated § 35-3-117;
- p) Engage in and transact any and all lawful business of whatever nature or kind for me and in my name, whether as partner, joint adventurer, stockholder, or in any other manner or form, and vote any stock or enter voting trusts;



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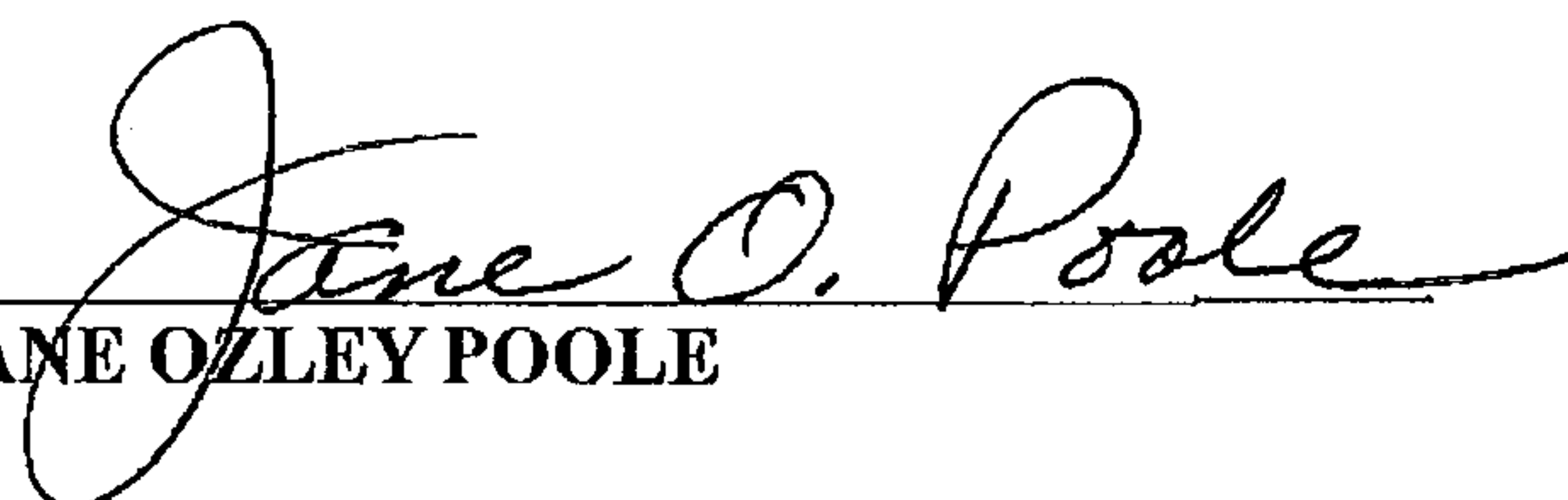
- q) Pay dues to any club or organization to which I belong, and make charitable contributions in fulfillment of any charitable pledge made by me;
  - r) Transfer any property owned by me to any revocable trust created by me with provisions for my care and support;
  - s) Sue, defend or compromise suits and legal actions, and employ counsel in connection with the suits and legal actions, including the power to seek a declaratory judgment interpreting this Power of Attorney, or a mandatory injunction requiring compliance with the instructions of the attorney in fact, or actual and punitive damages against any person failing or refusing to follow the instructions of the attorney in fact;
  - t) Reimburse the attorney in fact or others for all reasonable costs and expenses actually incurred and paid by that person on my behalf;
  - u) Create, contribute to, borrow from and otherwise deal with any employee benefit plan or individual retirement account for my benefit, select any payment option under any employee benefit plan or individual retirement account in which I am a participant or change options I have selected, make "roll-overs" of plan benefits into other retirement plans, and apply for and receive payments and benefits;
  - v) Execute other power of attorney forms on my behalf that may be required by the Internal Revenue Service, financial or brokerage institutions, or others, naming the attorney in fact under this section as attorney in fact for me on such additional forms;
  - w) Request, receive and review any information, verbal or written, regarding my personal affairs or my physical or mental health, including legal, medical and hospital records, execute any releases or other documents that may be required in order to obtain that information, and disclose that information to persons, organizations, firms or corporations the attorney in fact deems appropriate; and
  - x) Make advance arrangements for my funeral and burial, including the purchase of a burial plot and marker, if I have not already done so.
- 3) Ratification of Acts. I ratify and confirm each act my attorney in fact does or causes to be done, in or about the premises, by virtue of this Power of Attorney.
- 4) Effective Date Duration and Termination. This Power of Attorney shall become effective upon its execution and shall not be affected by my subsequent disability or incapacity. If the validity of this Power of Attorney is challenged by any person or entity with whom my attorney is attempting to do business, I specifically authorize and direct my attorney to issue an affidavit containing the representations set forth in Tenn. Code Ann. § 34-6-105(c) which affidavit shall be conclusive proof that this Power of Attorney is effective.
- 5) Durable Power of Attorney. It is my intent that the authority conferred in this Power of Attorney shall be exercisable, notwithstanding my subsequent disability or incapacity. This

*JOP*

Power of Attorney shall not be affected by subsequent disability or incapacity of the principal.

- 6) Appointment of Conservator. If it becomes necessary for the appointment of a conservator, I appoint my daughter, **LUCINDA JANE POOLE COCKRELL**, of Lincoln, Vermont, as my Conservator. In the event my daughter, **LUCINDA JANE POOLE COCKRELL**, of Lincoln, Vermont, should predecease me, or become unable or unwilling to serve in this capacity for any reason whatsoever, then I do hereby appoint my good friend, **BRADLEY SCOTT NORTON**, of West Lake, Ohio, as my contingent Conservator. I excuse my Conservator and my contingent Conservator from bond and accountings.
- 7) Photocopy to Have Same Effect. Any photocopy, facsimile, reproduction, or electronic version of this document shall have the same effect as an original, signed document.

I understand the full import of this document, and I am emotionally and mentally competent to make this document. In acknowledgement whereof, I do hereinafter affix my signature on this the 11 day of June, 2015.

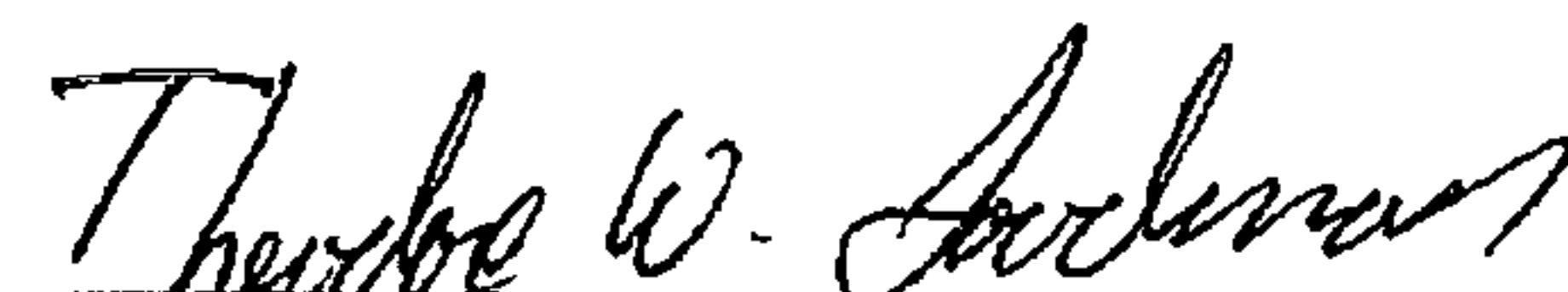
  
JANE OZLEY POOLE

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

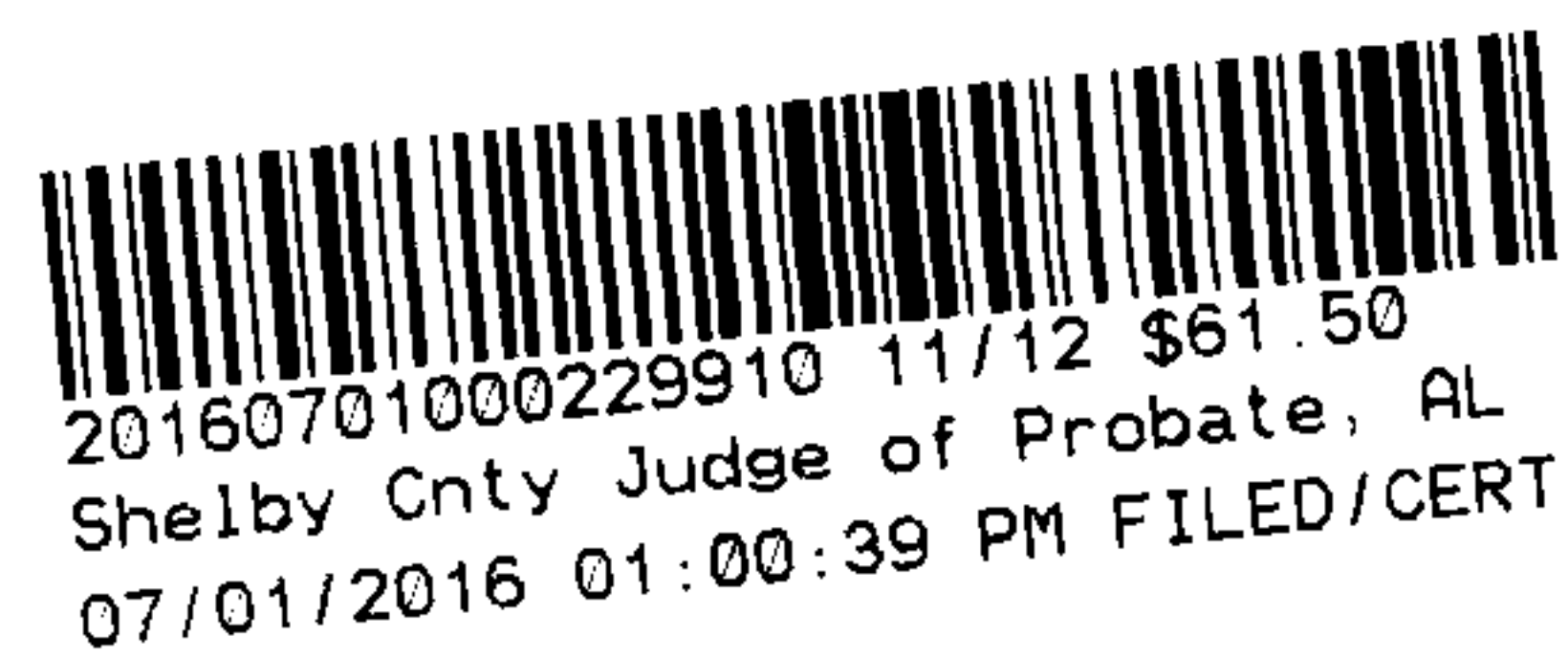
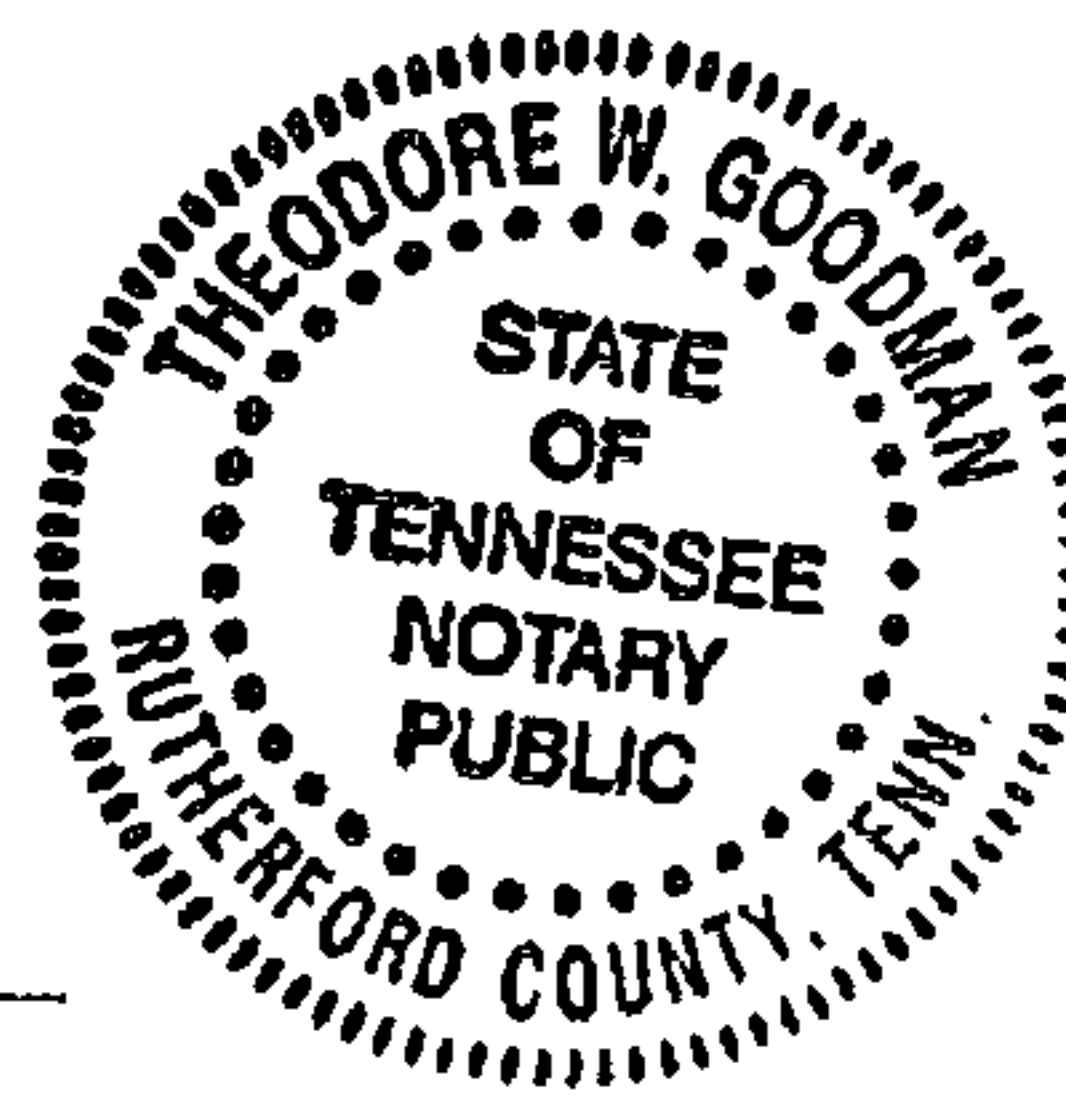
Personally appeared before me, a Notary Public, duly appointed, commissioned and qualified in and for said State and County, **JANE OZLEY POOLE**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS my hand, this 11 day of June, 2015.

  
NOTARY PUBLIC

My Commission Expires:

12-16-2017



## Real Estate Sales Validation Form

Form RT-1

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jane Ozley Poole by and through Grantee's Name Billy K. Graham,, Jr. and  
 Her Attorney-in-Fact, Lucinda Jane Poole Cockrell Jane Graham

Mailing Address 1927 Memorial Blvd., Apt. No. A-255 Mailing Address 988 Hwy. 67  
Murfreesboro, TN 37129 Calera, AL 35040

Property Address 8021 Hwy. 31 Date of Sale 06/30/16  
Calera, AL 35040 Total Purchase Price \$ 12,500.00  
 Or  
 Actual Value \$ \_\_\_\_\_  
 Or  
 Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ Other \_\_\_\_\_  
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Mitchell A. Spears  
 Closing Attorney

STATE OF ALABAMA )  
 COUNTY OF SHELBY )

Sworn to and subscribed before me this the 30<sup>th</sup> day of June, 2016.

Debbie J. Dye  
 Notary Public

My commission expires: 9/3/2018

20160701000229910 12/12 \$61.50  
 Shelby Cnty Judge of Probate, AL  
 07/01/2016 01:00:39 PM FILED/CERT