

This instrument was prepared by

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Jefferson Land Title Services Co., Inc.  
316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020  
BIRMINGHAM, ALABAMA 35201  
AGENTS FOR  
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Billy Ray Coates and wife, Mary Jean Coates

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Johnny C. Graffeo and Fannie M. Graffeo

(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, the following described real estate situated  
in Shelby County, Alabama to-wit:

Commence at the Southwest corner of Section 7, Township 20 South, Range 2  
West, Shelby County, Alabama, thence 23 degrees 42 minutes right from the  
West line of said Section 7 a distance of 453.28 feet to a point; thence  
25 degrees 54 minutes right and along the centerline of Fungo Hollow Road  
a distance of 718.24 feet to a point; thence 90 degrees 0 minutes right and  
40 feet to a point on the East right-of-way line of said Fungo Hollow  
Road and the point of beginning of the property being described; thence  
continue along last described course 315.21 feet to a point; thence 90  
degrees left 208.71 feet to a point; thence 90 degrees left 310.90 feet to  
a point on the said East right-of-way line of Fungo Hollow Road; thence  
Southwesterly along a highway curve to the left an arc distance of 60.46  
feet to the end of said curve; thence continue Southwesterly along said  
right-of-way 148.27 feet to the point of beginning, containing 1.5 acres.



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.

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, we have hereunto set our hand(s) and seal(s), this 8<sup>th</sup>  
day of January 1979

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1979 JAN 10 PM 3:46  
JUDGE OF PROBATE

Billy Ray Coates (Seal)  
Mary Jean Coates (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

The undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Billy Ray Coates and wife, Mary Jean Coates  
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 the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of January A. D., 1979

Notary Public.

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