



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND THIS COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
\_\_\_\_\_  
COUNTY) KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty seven thousand four hundred and no/100 (\$57,400.00) DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
James L. Garner and wife, Gail F. Garner  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Mark Stephen Graham and Marsha A. Graham  
(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:

Lot 3, according to the survey of Navajo Pines as recorded in Map Book 5, Page 108 in  
the Probate Office of Shelby County, Alabama.

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Minerals and mining rights excepted.

Subject to taxes for 1981.

Subject to restrictions, easements, building lines and right-of-way of record.  
Grantees agree to assume the debt secured by the mortgage recorded in Mortgage Book 343,  
page 110, Probate Office of Shelby County, Alabama.

\$51,650.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 16th  
day of April 81

WITNESS:

1981 APR 21 AM 9: (Seal)

(Seal)

(Seal)

James L. Garner (Seal)

Gail F. Garner (Seal)

(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

Deed 6.00  
Rec. 1.50  
Ind. 1.00  
8.50

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,  
hereby certify that James L. Garner and wife, Gail F. Garner  
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 16th day of April, A. D. 1981

Larry L. Halcomb

Notary Public.

Commission Expires January 23, 1982