

GRANTEES ADDRESS  
2423 ROCK CREEK RD.  
HOOVER, ALA 35226

This instrument was prepared by

(Name) William J. Wynn, Attorney at Law <sup>1097</sup>

(Address) 2027 Second Avenue North, Birmingham, Alabama 35203

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

THIS IS PREPARED WITHOUT BENEFIT OF TITLE SEARCH AT REQUEST OF PARTIES

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Hundred Twenty & no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Mary Jean Coates, a married woman  
this is not the homestead of Mary Jean Coates  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Andrew Louis Graffeo and wife, Gwendolyn Ann 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 Northwest corner of the Southwest quarter of the Southwest quarter of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, thence run Easterly along the North line of said quarter-quarter 55.49' to a point, thence 43 degrees 21 minutes right and run Southeast 367.2" to the point of beginning of the property being described, thence continue along last described course 326.78' to a point on the West right of way line of Shelby County Highway 33, thence 91 degrees 17 minutes right and run Southwesterly along said right of way line 200.0' to a point, then 88 degrees 43 minutes right and run Northwesterly 326.78' to a point, thence 91 degrees 17 minutes right and run Northeasterly 200.0' to the point of beginning, containing 1.5 acres and marked on the corners with iron pins as shown on the plat.

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1986 MAR 20 PM 1:27  
*Thomas J. Wynn, Jr.*  
NOTARY PUBLIC

1. Deed Tax \$ 1.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 5.00

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, I have hereunto set MY hand(s) and seal(s), this 17th day of March, 1986.

WITNESS:

(Seal) *Mary Jean Coates* (Seal)  
MARY JEAN COATES  
(Seal) \_\_\_\_\_ (Seal)  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Mary Jean Coates 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 the same bears date.

Given under my hand and official seal this 17th day of March A. D., 1986

*Stell J. [Signature]*  
Notary Public.