



**This Document Prepared By:**

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**After Recording Send Tax Notice To:**

Eugene and Peggy Graham  
1941 River Way Drive  
Birmingham, AL 35244

Assessor's Parcel Number: 59576

**WARRANTY DEED**  
TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Eugene M. Graham who acquired title incorrectly as Eugene E. Graham and Peggy S. Graham husband and wife**, (herein referred to as grantor, whether one or more), whose mailing address is 1941 River Way Drive, Birmingham, Alabama 35244, grant, bargain, sell and convey unto **Eugene M. Graham and Peggy S. Graham husband and wife as joint tenants with the right of survivorship**, (herein referred to as grantee, whether one or more), whose mailing address is 1941 River Way Drive, Birmingham, Alabama 35244, the following described real estate, situated in Shelby County, Alabama, to wit:

ALL THAT PARCEL OF LAND IN THE CITY OF BIRMINGHAM, SHELBY COUNTY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED IN DEED BOOK 348, PAGE 640, ID# 59576. BEING KNOWN AND DESIGNATED AS LOT 263, ACCORDING TO NINTH ADDITION, RIVERCHASE COUNTRY CLUB, RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 8, PAGES 46 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

COMMONLY known as: 1941 River Way Drive, Birmingham, Alabama 35244

Prior Recorded Doc. Ref.: Deed: Recorded July 26, 1983; BK 348, PG 640,

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

is homestead property of the said Grantor

is **NOT** homestead property of the said Grantor

*ditto*

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

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 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, **Eugene M. Graham** and **Peggy S. Graham** have hereunto set my (our) hand(s) and seal(s), this 26 day of March, 2003.

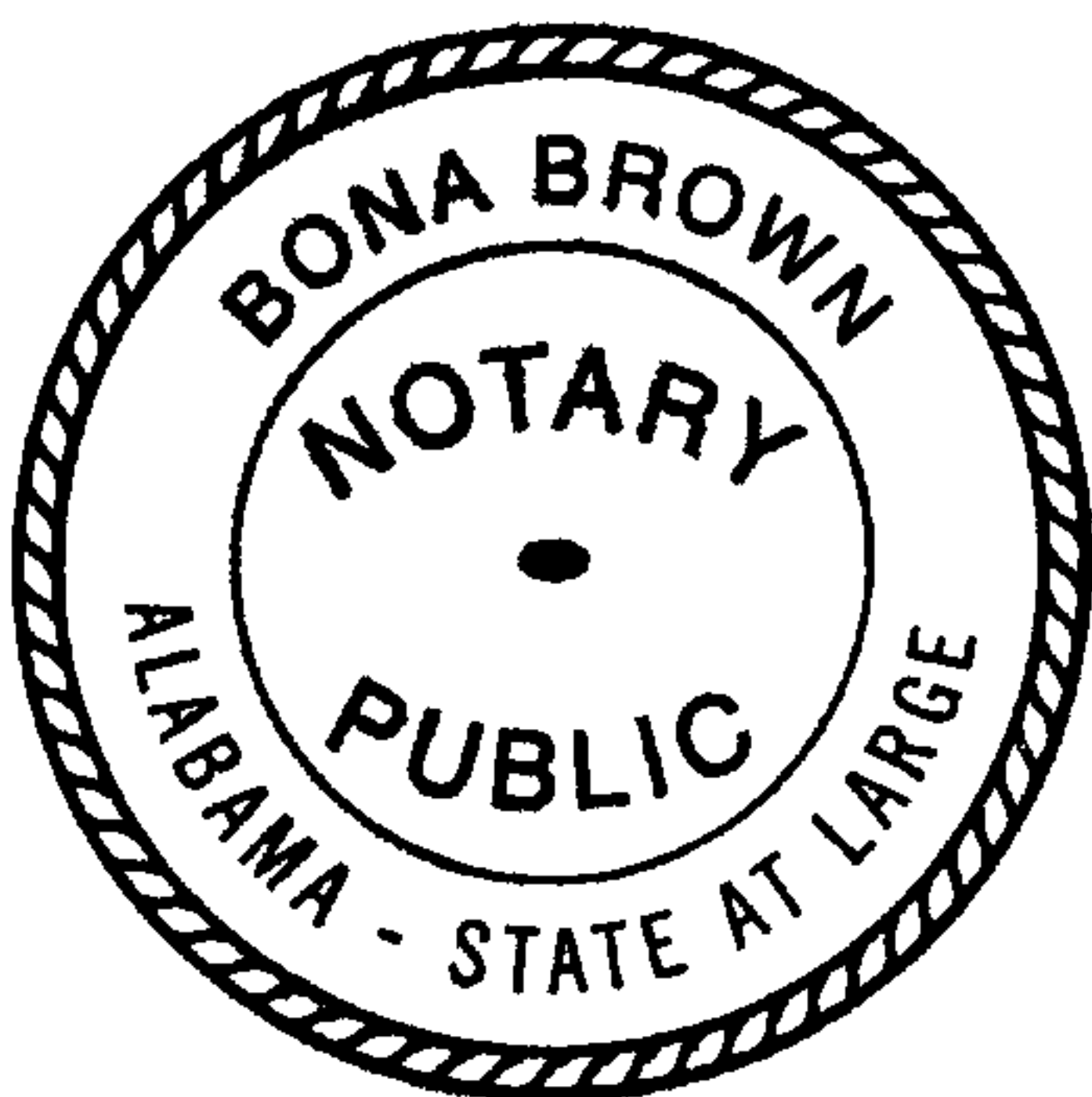
Eugene M. Graham  
Eugene M. Graham  
Peggy S. Graham  
Peggy S. Graham

STATE OF Alabama  
Shelby COUNTY General Acknowledgement

I, Bona Brown a Notary Public in and for said County, in said State, hereby certify that **Eugene M. Graham and Peggy S. Graham**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 26 day of March, A.D., 2003.



Bona Brown  
NOTARY PUBLIC  
My Commission Expires: 05/04/06