

This instrument was prepared by

(Name) James J. Odom, Jr.

(Address) 620 North 22nd Street, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Daniel W. Box and wife, Frances B. Box
(herein referred to as grantors) do grant, bargain, sell and convey unto

J. P. Graham and Agnes 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:

1972072000035830 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/20/1972 12:00:00 AM FILED/CERT

Lot 2, Block 11 of the First Addition to the Second Sector, of Indian Hills, as recorded in Map Book 5, page 7, Office of the Judge of Probate, Shelby County, Alabama, subject to easements and restrictions of record.

And as further consideration, the Grantees herein, hereby expressly assume and promise to pay that certain indebtedness secured by that certain mortgage in favor of Birmingham Federal Savings & Loan Association, in Mortgage Book 309, page 514, in the aforesaid Probate Office, according to the terms and conditions of said mortgage and the indebtedness secured thereby.

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 ~~X~~ (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 ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 15th day of July, 1972.

WITNESSES:
STATE OF ALABAMA, SHELBY COUNTY
JUL 20 AM 9:38
U.C.C. FILE NUMBER OR
BOOK 275 PAGE 265
BOOK 275 PAGE 265
STATE OF ALABAMA
JEFFERSON COUNTY

Daniel W. Box
Frances B. Box
(Seal)
(Seal)
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel W. Box and wife, Frances B. Box 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 15th day of July, A.D., 1972.

Notary Public.