

THIS INSTRUMENT PREPARED BY:

Jack W. Monroe, Jr.

2028 Kentucky Avenue, Birmingham

2559

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of THIRTY FOUR THOUSAND AND NO/100 (\$34,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, BENJAMIN E. MALONE and wife VIRGINIA L. MALONE

(herein referred to as grantors) do grant, bargain, sell and convey unto

STANLEY GRAHAM and wife FRANCES W. 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 15, according to the Survey of Shelby Shores, as recorded in Map Book 4, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to restrictions, right of way and flood rights of record.

Barcode and filing information: 19750219000007860 1/1 \$.00 Shelby Cnty Judge of Probate, AL 02/19/1975 12:00:00AM FILED/CERT

Vertical stamp: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1975 FEB 19 AM 9:30

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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 (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 and seal s, this 13th day of February, 1975.

WITNESS:

Signatures of Benjamin E. Malone and Virginia L. Malone

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, a Notary Public in and for said County, in said State, hereby certify that Benjamin E. Malone and Virginia L. Malone whose name s 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February A. D., 19 75.

Signature of Notary Public