

THIS INSTRUMENT PREPARED BY:

Larry L. Halcomb & SEIER & HALCOMB

3349 Montgomery Highway, Homewood, Al.

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 Eleven Thousand Five Hundred & no/100 (\$11,500.00) and DOLLARS the assumption of the mortgage below to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

James Michael Phelps and wife, Marcia Ann Phelps  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas M. Graffo and Barbara S. Graffo  
(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 8, in Block 8, according to the Survey of Oak Mountain Estates, 6th Sector, as recorded in Map Book 5, page 102, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

By acceptance of this deed, grantees agree to assume the indebtedness secured by the mortgage to Birmingham Federal Savings and Loan Association recorded in Mortgage Book 328, page 621, Probate Office of Shelby County, Alabama.

19751103000061240 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
11/03/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
1 CERTIFIED THIS  
INSTRUMENT WAS FILED  
1975 NOV -3 AM 8:54  
Deed Book 11.50  
Counsel of Probate  
JUDGE OF PROBATE

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:

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 3/  
day of October, 19 75

WITNESS:

Betty Ware

James Michael Phelps  
Marcia Ann Phelps

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned authority hereby certify that James Michael Phelps and wife, Marcia Ann Phelps, a Notary Public in and for said County, in said State, 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 3/ day of October A. D., 19 75

Larry L. Halcomb  
Notary Public