

(Name) James E. McGraw

(Address) 837 Riverchase Parkway
B'ham, AL 35244

This instrument was prepared by

(Name) WILLIAM H. HALBROOK

(Address) #1 INTERFIDENCE PLAZA
BIRMINGHAM, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Nineteen Thousand and no/100 DOLLARS

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

William J. Hoekelman and wife, Margaret L. Hoekelman

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

James E. McGraw and Deidra Carpenter McGraw

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 10, according to the Amended Map of Second Addition to Riverchase Country Club as recorded in Map Book 7, page 121, in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

\$ 84,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herein.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

see pgs. 431-758
1983 JUN - 1 AM 10:07 deed tax - 35.00
Rec. 1.50
Ind. 1.00
37.50

J. Thomas A. J. J. J.
JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And ~~Do~~ we do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~Do~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~Do~~ (we) have a good right to sell and convey the same as aforesaid; that ~~Do~~ (we) will and ~~Do~~ (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 27th

day of May, 19 83.

WITNESS:

(Seal)

(Seal)

(Seal)

William J. Hoekelman (Seal)
William J. Hoekelman

Margaret L. Hoekelman (Seal)
Margaret L. Hoekelman

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Hoekelman and wife, Margaret L. Hoekelman

whose name s 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 27th day of May, A. D. 83

William H. Halbrook
Notary Public