

Central State Bank
P. O. Box 180
Calera, AL 35040

This instrument was prepared by

Form 1-1-5 Rev. 5/82

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

That in consideration of THREE THOUSAND SIX HUNDRED DOLLARS AND NO/100-----(\$3,600.00)DOLLARS

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

James E. Lee, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Edward Graf and Alycia Graf
(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 3 and the North one-half of Lot 2, in Block 6, according to the Map of Jewel Heights as recorded in Map Book 3, Page 23, in the Probate Office of Shelby County, Alaama.

Subject to current taxes, easements and restrictions of record.

\$3,600.00 of the above consideration was paid from mortgage recorded simultaneously herewith.

BOOK 078 PAGE 913

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 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 otherwise 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, I have hereunto set my hand(s) and seal(s), this

day of June, 1986

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

Recording Fee \$ 2.50

Index Fee 1.00

TOTAL 3.50

STATE OF ALABAMA
SHELBY

JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that James E. Lee, an unmarried man
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 21st day of June

day of June
Lennie Robinson
y Public.