

This instrument was prepared by

(Name) Jerome K. Lanning

(Address) 1100 Park Place Tower, Birmingham, Alabama 35203

**WARRANTY DEED-**

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Thousand and no/100 Dollars (\$30,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jerome K. Lanning, Joyce A. Lanning, and Joyce A. Lanning as custodian for Margaret Annette Lanning

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Nick Graffeo, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Deerwood Lake, as recorded in Map Book 6, Page 30, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1986 which are a lien but are not due and payable until October 1, 1986.
2. 5' Easement on northeast and southwest as shown by recorded map.
3. Right of way to South Central Bell recorded in Vol. 299, Page 702, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company recorded in Vol. 292, Page 353, in said Probate Office.
5. Restrictions contained in Misc. Vol. 9, Page 432, in said Probate Office.
6. Mineral and mining rights and rights incident thereto recorded in Vol. 199, Page 523, in said Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, we have hereunto set our hands(s) and seal(s), this 25th day of JUNE, 1986.

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

1986 AUG -1 AM 8:59

Judge of Probate

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned authority

hereby certify that Jerome K. Lanning, Joyce A. Lanning and Joyce A. Lanning, as custodian for Margaret Annette Lanning 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 25 day of June, A. D., 1986

Notary Public

Johnston, Barton,

Jerome K. Lanning (Seal)  
Joyce A. Lanning (Seal)  
Joyce A. Lanning, custodian for (Seal)  
Margaret Annette Lanning  
General Acknowledgment