

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Walter Given & Melanie D. Graham
(Address) 924 Willow Bend Road
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand Five Hundred and no/100th (\$10,500.00)-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jeffery L. Spivey and wife, Kimberlee A. Spivey
(herein referred to as grantors) do grant, bargain, sell and convey unto

Walter Given Graham and wife, Melanie D. 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 20, Block 2, according to the survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, page 107, in the Probate Office of Shelby County, Alabama. Subject to existing easements, mortgages of record, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assumes and promises to pay that certain mortgage to AmSouth Mortgage Company, Inc. as recorded in Mortgage Book 49 Page 135 and assigned to Union Bank and Trust Company, as recorded in Book 131, Page 879 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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BOOK

1. Deed Tax : 10.50
2. Mtg. : -----
3. Recording : 2.50
4. Indexing : 1.00
TOTAL 14.00

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 for 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, 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 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 25th day of November, 19 87.

WITNESS

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

(Seal)

1987 DEC 18 AM 8:53

(Seal)

(Seal)

Jeffery L. Spivey (Seal)
Kimberlee A. Spivey (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

JUDGE OF PROBATE

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffery L. Spivey and wife, Kimberlee A. Spivey 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 25th day of November A.D. 1987

3/9/91

Reggie D. Humphreys