



# TITLECHECK, INC.

2025 2nd Avenue North  
Birmingham, AL 35203  
(205) 322-5008

This instrument was prepared by  
Real Estate Title Services

## SEND TAX NOTICE TO:

(Name) Kenneth Graves and Cheryl Graves

(Address) 1434 Navajo Trail  
Alabaster, Alabama 35007

(Name) J. Vincent Low, Attorney

(Address) 2025 2nd Avenue North, Birmingham, Al. 35203

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand One Hundred Dollars and Mortgage to Old Stone Credit  
Corporation in the amount of \$58,100.00 and Mortgage held by sellers in the amount of  
\$16,800.00

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

James L. Kent, a married man

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

Kenneth M. Graves and wife, Cheryl R. Graves

(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 34, ACCORDING TO THE SURVEY OF NAVAJO HILLS, FOURTH SECTOR, AS RECORDED IN MAP BOOK 5,  
PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO MORTGAGE DEED TO OLD STONE CREDIT CORPORATION OF ALA., INC. IN THE AMOUNT OF  
\$58,100.00 FILED SIMULTANEOUSLY HERewith.

SUBJECT ALSO TO MORTGAGE DEED TO JAMES L. KENT AND WIFE, BRENDA D. KENT IN THE AMOUNT OF  
\$16,800.00 FILED SIMULTANEOUSLY HERewith.

BOTH OF THE ABOVE REFERENCED MORTGAGES SECURE THE PURCHASE PRICE HEREOF.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD.

MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO TAXES FOR THE YEAR 1992 AND ALL SUBSEQUENT YEARS. PARCEL ID NUMBER  
13-7-26-3-3-36.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR, BEING THE SAME PROPERTY AWARDED TO THE  
GRANTOR IN THAT CERTAIN DIVORCE DECREE CIVIL ACTION NUMBER DR82456, DATED DECEMBER 13, 1982  
IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA.

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, we have hereunto set OUR hand(s) and seal(s), this 13TH

day of APRIL, 1992

WITNESS:

[Signature] (Seal)

(Seal)

(Seal)

[Signature] (Seal)  
James L. Kent

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that James L. Kent

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 13th day of April, 1992

Notary Public.

04/27/1992-6100  
01:07 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
16.95