

**SEND TAX NOTICE TO:**

Charles Dauphin and  
(Name) Karen P. Dauphin  
2561 Woodfern Circle  
(Address) Birmingham, AL 35244  
ID#11-7-35-0-002-043

This instrument was prepared by

Clayton T. Sweeney  
(Name) Corley, Moncus & Ward, P.C.  
2100 SouthBridge Parkway Suite 650  
(Address) Birmingham, AL 35209

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Eighty Two Thousand and NO1/00----(\$282,000.00)-----DOLLARS

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

Louis J. Graffeo and wife, Vickie E. Graffeo

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

Charles Dauphin and Karen P. Dauphin

(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 3206, according to the Map and Survey of Riverchase Country Club, 32nd Addition, as recorded in Map Book 14, Page 53, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1) Advalorem taxes for the year 1992, which are a lien but not due or payable until October 1, 1992.
- 2) Existing easements, restrictions, building set back lines, rights-of-way, and limitations of record.
- 3) Mineral and mining rights excepted in Deed Book 127, Page 140.
- 4) Statutory Rights of Redemption created by the foreclosure of that certain mortgage given by Falcon Properties, Inc. to Bailey Mortgage Company, recorded in Book 298, Page 771, in the Probate Office of Shelby County, Alabama and being transferred and assigned to Security Savings & Loan Association, by instrument recorded in Book 323, Page 565, in said Probate Office, which run for a period of one (1) year from July 17, 1991; said Foreclosure Deed to Security Savings & Loan Association, being recorded in Book 353, Page 967, in said Probate Office.

\$253,600.00 of consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

04/29/1992-6416  
12:02 PM CERTIFIED

28.50  
2.50  
4.00  
35.00

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 3rd

day of April, 19 92.

WITNESS:

(Seal)  
(Seal)  
(Seal)

(Seal)  
Louis J. Graffeo  
(Seal)  
Vickie E. Graffeo  
(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Louis J. Graffeo and Vickie E. Graffeo, husband and wife 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 3rd

day of April A. D., 19 92

My Commission Expires: 5/29/95

(Signature)  
Notary Public.

CORLEY, MONCUS & WARD, P.C.