

This instrument was prepared by

(Name) William H. Halbrooks, Atty

(Address) 704 Independence Plaza  
Birmingham, AL 35209

Send Tax Notice To: Louis D. Burgio  
name  
2311 Spring Iris Drive  
address  
Birmingham, Alabama 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100-----  
----- DOLLARS (\$212,500.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Gerald F. Graham and wife, Mary G. Graham

(herein referred to as grantors) do grant, bargain, sell and convey unto Louis D. Burgio and wife, Kathryn L. Burgio

(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 2430, according to the Survey of Riverchase Country Club, 24th Addition,  
as recorded in Map Book 10, Page 64, in the Probate Office of Shelby County,  
Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$157,500.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

Inst # 1992-16891

08/13/1992-16891  
09:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 61.50

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 10th  
day of August, 19 92.

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Gerald F. Graham (Seal)  
Gerald F. Graham  
Mary G. Graham (Seal)  
Mary G. Graham  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that  
Gerald F. Graham and wife, Mary G. Graham  
whose name they 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 10th day of August, A.D., 19 92

William H. Halbrooks  
William H. Halbrooks

Notary Public