

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) JOEL C. WATSON, ATTORNEY
(Address) P. O. BOX 987
ALABASTER, ALA. 35007

Send Tax Notice to:

(Name) SIDNEY P. BOUCHER
(Address) 125 NORRIDGE PLACE
HELENA, ALABAMA 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THOUSAND FOUR HUNDRED FORTY FOUR AND NO/100 (\$60,444.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JAMES C. MCGRAW, A SINGLE MAN, JOHN O. MCGRAW, A MARRIED MAN, AND LALLOUISE F. MCGRAW, A WIDOW (herein referred to as grantors) do grant, bargain, sell and convey unto SIDNEY P. BOUCHER AND ALLYN BOUCHER

(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, the following described real estate situated in SHELBY County, Alabama to-wit:

LOT 3, ACCORDING TO SURVEY OF LAUREL RIDGE ESTATES, AS RECORDED IN MAP BOOK 16, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

THIS IS NOT THE HOMESTEAD OF ANY OF THE GRANTORS HEREIN.

THE PRIMARY RESIDENCE IS TO BE NO LESS THAN 1,500 SQUARE FEET OR ANY LARGER SQUARE FOOTAGE AS REQUIRED BY ZONING AUTHORITIES. MOBILE HOMES NOT ALLOWED.

\$50,000.00 OF THE ABOVE CONSIDERATION WAS PAID BY WAY OF A PURCHASE MONEY FIRST MORTGAGE EXECUTED SIMULTANEOUSLY HERewith.

Inst # 1992-22052

10/02/1992-22052
01:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HJS 17:50

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 of such survivor 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 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 28th day of SEPTEMBER, 19 92.

WITNESS

(Seal)

(Seal)

(Seal)

James C. McGraw (Seal)
John O. McGraw (Seal)
Lallouise F. McGraw (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that JAMES C. MCGRAW, A SINGLE MAN, JOHN O. MCGRAW, A MARRIED MAN, AND LALLOUISE F. MCGRAW, A WIDOW 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 28th day of SEPTEMBER A.D., 19 92

JANICE E. CULVER
Notary Public, Alabama State at Large
My Commission Expires January 4, 1993

Janice E. Culver
Notary Public