

This instrument was prepared by

Send Tax Notice To: _____

name

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Birmingham, Alabama 35209

address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifty-Six Thousand and No/100 (156,000.00)

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

Charles H. Graham and wife, Janet Wood Graham

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

Ronald James Cook and Margaret Gail Cook

(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 15, according to the Survey of Brookhaven, Sector 2, as recorded in Map Book 11, page 4, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1993.

Subject to building setback line of 35 feet reserved from Stevens Creek Road as shown by plat.

Subject to public utility easements as shown by recorded plat, including 10 feet on the rear of lot and 20 foot drainage easement through Northeasterly section of lot as shown per plat.

Subject to restrictions, covenants and conditions as set out in instrument(s) recorded in Real 86 page 172 in Probate Office.

Subject to Agreement with Alabama Power Company as to underground cables recorded in Real 138 page 632 and covenants pertaining thereto recorded in Real 138 page 626 in Probate Office.

\$ 124,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 7th day of April, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

X Charles H. Graham (Seal)
X Janet Wood Graham (Seal)

STATE OF ALABAMA

Baldwin COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles H. Graham and wife, Janet Wood Graham whose name s are 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 7th day of April, A. D., 19 93

My Commission Expires: 2/17/94

Notary Public.
(SEAL)