

SEND TAX NOTICE TO:

(Name) George Graf, Jr.
 2620 North Chandalar Lane
 (Address) Pelham, AL 35124

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
 704 Independence Plaza
 (Address) Birmingham, AL 35209
 FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Five Thousand and no/100
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

Sandra Lee Kuhnel Cook, a married woman

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

George Graf, Jr. and Arren M. Graf

(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 27, according to the Survey of Chanda-Terrace, Third Sector, as recorded in Map Book 10, page 97, in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

\$ 94,500.00 of the purchase price recited above
 was paid from a mortgage loan closed simultaneously herein.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR
 NOR HER SPOUSE.

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, I have hereunto set my hand(s) and seal(s), this 29th
 day of May, 19 93

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Sandra Lee Kuhnel Cook
 Sandra Lee Kuhnel Cook

 (Seal)

STATE OF ~~ALABAMA~~ GEORGIA }
Gwinnett COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Sandra Lee Kuhnel Cook
 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 she executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 29th day of May, A.D. 1993

Karen L. Hart
 Notary Public.

Inst # 1993-17294
 06/15/1993-17294
 09:19 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 12:30
 001 KJS

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