

This instrument was prepared by

Send Tax Notice To: J. WAYNE GRAVES  
name 602 OLD TOWN WAY  
2124 LAKE HEATHER WAY  
address  
ALABASTER 35007  
BIRMINGHAM, ALABAMA 35244

(Name) Corley, Moncus & Ward, P.C.

(Address) 2100 SouthBridge Pkwy., Ste. 650  
Birmingham, Alabama 35209

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND AND NO/100-----  
----- DOLLARS (\$155,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
F. MICHAEL LACHINA AND WIFE, DEBORAH R. LACHINA

(herein referred to as grantors) do grant, bargain, sell and convey unto J. WAYNE GRAVES AND WIFE, PATTI LAYNE GRAVES

(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 8, ACCORDING TO THE SURVEY OF LAKE HEATHER ESTATES (GIVIANPOUR'S ADDITION TO INVERNESS) AS RECORDED IN MAP BOOK 16, PAGE 121 A/B/C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

Advalorem taxes for the year 1994 which are a lien, but not due and payable until October 1, 1994.

Easements, rights of way and restrictions of record.

Inst # 1994-01792

01/18/1994-01792  
01:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 163.50

\$ \_\_\_\_\_ of the Purchase Price was paid from the proceeds of a mortgage recorded 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 21st  
day of December, 19 93.

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

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

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

F. Michael Lachina (Seal)  
F. MICHAEL LACHINA

Deborah R. Lachina (Seal)  
DEBORAH R. LACHINA

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

STATE OF ALABAMA

Jefferson COUNTY

**General Acknowledgment**

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
F. MICHAEL LACHINA AND WIFE, DEBORAH R. LACHINA  
whose name(s) 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 21st day of December, A.D., 1993

GENE W. GRAY, JR.

Notary Public