



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of One Hundred Fifteen Thousand Seven Hundred Seventy-four DOLLARS
and No/100-----

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

LARRY KENT d/b/a LARRY KENT BUILDING COMPANY

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

KENNETH D. GRAVES and CECELIA LANETTE 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 25, according to the Survey of Greenfield, Sector 3, Phase 2; as recorded in Map Book 17, page 39, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$109,950.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-10902

04/04/1994-10902
01:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 March, 19 94.

WITNESS:

(Seal) Larry Kent (Seal)
LARRY KENT d/b/a

(Seal) LARRY KENT BUILDING COMPANY (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY KENT d/b/a LARRY KENT BUILDING COMPANY 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March 1994
MY COMMISSION EXPIRES: 8-21-94
OFFICIAL SEAL
JOHN R. HOLLIMAN 94
NOTARY PUBLIC FOR
STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES 8-21-94

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