

This instrument was prepared by

Send Tax Notice To: Jack C. Graham  
name  
2509 Titonka Road  
address  
Birmingham, Alabama 35244

(Name) Leigh Beasley Simmons  
9515 Parkway East  
(Address) Birmingham, AL 35215

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

~~Jefferson~~ SHELBY COUNTY

That in consideration of One Hundred Twenty Thousand and 00/100 (\$120,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Joseph R. Arnold, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Jack C. Graham and wife, Betty J. Graham

(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 Indian Valley, Second Sector, as recorded  
in Map Book 5, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$90,000.00 of the above consideration was paid from the proceeds of a purchase  
money mortgage executed simultaneously herewith.

Inst # 1994-10936

04/04/1994-10936  
03:42 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 38.50

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 1st  
day of April, 1994

WITNESS:

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

Joseph R. Arnold (Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Joseph R. Arnold, an unmarried man  
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 he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 1st day of April A. D., 1994

Leigh Beasley Simmons  
Notary Public.