

This instrument was prepared by

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

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

One Hundred Twenty Thousand and 00/100 (\$120,000.00)----- **DOLLARS**

to the undersigned grantor or grantors in hand paid by the GRANTEEES 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 GRANTEE(S)) 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 GRANTEEES 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:

TösenhöR, Arnold

STATE OF ALABAMA
Jefferson

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.

April 1994

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