

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
CHARLES F. KISER
1716 Soughpointe Drive
Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTY TWO THOUSAND NINE HUNDRED AND NO/100----- Dollars (\$ 252,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **THOMAS F. GRAVELY and wife, REBECCA L. GRAVELY**, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHARLES F. KISER AND KARLA BETH KISER (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 13, according to the Survey of Southpointe, Eighth Sector, as recorded in Map Book 15, Page 109, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: all easements, restrictions, rights of way and reservations appearing of record which affect the subject property.

\$ 202,000.00 of the total consideration recited above was paid from the proceeds of a mortgage loan closed 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 20th day of August, 1994.

WITNESS:

Charles F. Gravelly

Thomas F. Gravelly (SEAL)
THOMAS F. GRAVELY

Rebecca L. Gravelly

Rebecca L. Gravelly (SEAL)
REBECCA L. GRAVELY

Charlotte White

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb. 15, 1998.
BONDED THIRD NOTARY PUBLIC UNDERWRITERS.

11/02/1994-32762
02:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 62.00

Inst # 1994-32762

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **THOMAS F. GRAVELY and wife, REBECCA L. GRAVELY**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 1994.

Charlotte White
NOTARY PUBLIC

My Commission Expires:

(SEAL)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE,
MY COMMISSION EXPIRES: Feb. 15, 1998.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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