

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

10/16/1998-40578
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
602 CSM 63.00

SEND TAX NOTICE TO:
Nicholas J. Graffeo, III
Patti R. Graffeo

908 HAVILAND DRIVE
BIRMINGHAM AL 35216

CORPORATION WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Inst # 1998-40578

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Two Thousand and No/100, (\$52,000.00), DOLLARS, in hand paid to the undersigned, P & R Southland Properties, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Nicholas J. Graffeo, III and spouse, Patti R. Graffeo, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 1-A, according to the Survey of The Highlands at Riverchase as recorded in Map Book 23, Page 8 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year.
2. Rights of ways, restrictions, easements of record.
3. Oil, gas, mining and mineral rights and any easements restrictions or rights of way on, under, over or across said property herein above described.
4. Right or claims of parties in possession not shown by the public records.
5. Roadways, streams or easements, or claims of easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands.

This deed is prepared without the benefit of title insurance or title examination at the request of the grantor and grantees herein. No certification is made as to title.

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 said P & R Southland Properties, Inc., a corporation does for itself; its successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said P & R Southland Properties, Inc., a corporation by its Vice President, Mary J. Raines, who is authorized to execute this conveyance, has hereto set her signature and seal, this 16th day of October, 1998.

P & R Southland Properties, Inc.

 (SEAL)
BY: Mary J. Raines
ITS: Vice President

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mary J. Raines whose name as Vice President, of P & R Southland Properties, Inc., a corporation, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 16th day of October, 1998.


NOTARY PUBLIC
My commission expires:

Notary Public, Alabama State at Large
My Commission Expires November 28, 2001

Inst # 1998-40578

Page 2 of 2 10/16/1998-40578

10:44 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CRN 63.00