

This instrument prepared by:
John N. Randolph, Attorney
Strote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
James W. Graham
Gail W. Graham
2009 Morning Cove Circle
Birmingham, AL 35244

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Teresa R. Marcus Long and husband, Michel S. Long** (herein referred to as (grantors) do grant, bargain, sell and convey unto **James W. Graham and Gail W. 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 24, according to the Survey of Southlake, a residential subdivision, as recorded in Map Book 11, page 85, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 50 foot building set back line and 20 foot sanitary sewer easement, as shown by recorded Map.
3. restrictions as shown by recorded Map.
4. Notice of permitted land uses recorded in Book 160, page 452, in the Probate Office of Shelby County, Alabama.
5. Declaration of Protective Covenants of Southlake (Residential), recorded in Book 160, page 495, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto as referred to in that certain deed recorded in Book 171, page 798, in the Probate Office of Shelby County, Alabama.
7. The rights of upstream and downstream riparian owners with respect to Indian Valley Lake, bordering subject property.

Teresa R. Marcus Long is one and the same person as Teresa R. Marcus, grantee in that certain deed recorded in Real 171, page 798; the other Grantee, Charles R. Marcus, having died on or about SEPTEMBER 6, 1990.

Teresa R. Marcus Long, Teresa R. Long, Teresa R. Marcus, and Teresa Marcus Long is one and the same person.

\$300,000.00 of the purchase price 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 they are 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 16th of December, 1999.

 (Seal)
Teresa R. Marcus Long

 (Seal)
Michel S. Long

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa R. Marcus Long and husband, Michel S. Long 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 16th day of December, 1999.

Notary Public
Affix Seal


E. J. P. 5/15/2001

Inst # 1999-51127

12/20/1999-51127
09:44 AM CERTIFIED