

SEND TAX NOTICE TO: RICKEY E. & YVONNE H. GRAVES  
286 FRAN DRIVE  
MONTEVALLO, ALABAMA 35115

**WARRANTY DEED**

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA:  
COUNTY OF SHELBY:

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of \$40,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **JOSEPH H. MCGAUGHY and EDYTHE A. MCGAUGHY, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **RICKEY L. GRAVES and LAVONNE H. GRAVES**, (herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of SHELBY, and State of Alabama**, to-wit:

SEE LEGAL DESCRIPTION ATTACHED ON EXHIBIT 'A'

\$35,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.  
Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22nd day of April, 2002.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Joseph H. McGaughy*  
JOSEPH H. MCGAUGHY  
*Edythe A. McGaughy*  
EDYTHE A. MCGAUGHY  
\_\_\_\_\_  
(L.S.)

THE STATE OF ALABAMA:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that JOSEPH H. MCGAUGHY, EDYTHE A. MCGAUGHY, and whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 22nd day of April, 2002.

*Christy Moseley*  
\_\_\_\_\_  
Notary Public

MY COMMISSION EXPIRES OCTOBER 27, 2005

My commission exp: \_\_\_\_\_

Prepared by:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, AL 35243

Inst # 2002-19058  
04/24/2002-19058  
11:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MSB 19.00

**Exhibit "A"**  
**Legal Description**

State of Alabama  
Shelby County

Commence at the Northeast Corner of NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  Section 11, Township 24, Range 12 East and run South 86 degrees 30 minutes West along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 212 feet to the West line of Caton Drive; thence run South 07 degrees West along the West line of Caton Drive 348.2 feet to the point of beginning of the land herein conveyed; thence continue in the same Southerly direction along the West line of Caton Drive 308 feet to the Northeast corner of Lagrone property; thence run North 87 degrees West and along the North line of said Lagrone property the Honeycutt property to the West line of East  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of said Section 11; thence North 3 degrees 40 minutes West 308 feet; thence South 87 degrees East 438 feet to the point of beginning.

Property Address:

Forest Drive  
Montevallo, Alabama 35115

Inst # 2002-19058

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