



20040702000367060 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
07/02/2004 12:45:00 FILED/CERTIFIED

SEND TAX NOTICE TO:
Jeffrey Graves
1104 Village Trail
Calera, Alabama 35040

This instrument was prepared by
Joseph Somma
Preferred Title Agency, Inc.
300 Office Park Drive, Suite 230
Birmingham, Alabama 35223

WARRANTY DEED

STATE OF Alabama
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventeen Thousand Nine Hundred dollars & no cents (\$117,900.00) To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Adam K. Colvin and Lisa W. Colvin, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Jeffrey Graves** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 117, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR I, AS RECORDED IN MAP BOOK 27, PAGE 100 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2004 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

\$117,900.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**s, 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 **GRANTEE**s, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **June 16, 2004**.

(Seal)

(Seal)

(Seal)

Adam K. Colvin

(Seal)

Lisa W. Colvin

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Adam K. Colvin and Lisa W. Colvin, husband and wife**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, 2004

Notary Public.
(Seal)

WARRANTY DEED
Closers' Choice

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 24, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

