15642

20070425000192510 1/2 $109.50
Shelby Cnty Judge of Probate,AL
04/25/2007 03:25:21PM FILED/CERT

Shelby County, AL 04/25/2007
State of Alabama

Deed Tax:$95.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

FLOYD KEITH KORNEGAY
179 LAKE FOREST WAY
MAYLENE, AL 35114

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of **THREE HUNDRED TWELVE THOUSAND FIVE HUNDRED DOLLARS 00/100 ($312,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **WILLIAM K. GRAHAM and EILEEN D. GRAHAM, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **FLOYD KEITH KORNEGAY and DEBORAH M. KORNEGAY**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 110, according to the Survey of Lake Forest, First Sector, as recorded in Map Book 24, Page 62, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
2. **BUILDING AND SETBACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 24, PAGE 62.**
3. **SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INST. NO. 1998-28389; INST. NO. 1998-28392; INST. NO. 1998-45727 AND INST. NO. 2000-4094.**
4. **RIGHT OF WAY GRANTED TO ALABAMA POWER AS SET FORTH IN VOLUME 239, PAGE 881; VOLUME 219, PAGE 127; VOLUME 150, PAGE 89; VOLUME 142, PAGE 84 AND VOLUME 124, PAGE 474.**
5. **RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN VOLUME 155, PAGE 437 AND VOLUME 216, PAGE 571.**
6. **RIGHT OF WAY GRANTED TO CITY OF ALABASTER AS SET FORTH IN INST. NO. 1996-34796.**

$217,200.00 of the consideration herein was derived from a mortgage 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.

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

IN WITNESS WHEREOF, the said GRANTORS, **WILLIAM K. GRAHAM and EILEEN D. GRAHAM**, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of April, 2007.

X William K. Graham
WILLIAM K. GRAHAM

X Eileen D Graham
EILEEN D. GRAHAM

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **WILLIAM K. GRAHAM and EILEEN D. GRAHAM**, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of April, 2007.

Notary Public

My commission expires: 9.27.09

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE