

## SEND TAX NOTICE TO:

(Name) James Eric Graham  
 813 Aberlady Place  
 (Address) Birmingham, Al. 35242



20090323000106430 1/1 \$71.00  
 Shelby Cnty Judge of Probate, AL  
 03/23/2009 12:07:09PM FILED/CERT

This instrument was prepared by

(Name) Maxwell D. Carter  
 1023 Edenton St.  
 (Address) Birmingham, Al. 35242

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - **MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six hundred fifty thousand and no/100 (\$650,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Leon Alliston and his wife Sandra Alliston

(herein referred to as grantors) do grant, bargain, sell and convey unto

James Eric Graham and Tina Christine Graham

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 943, according to the Survey of Greystone Legacy, 9th Sector, as recorded in Map Book 32, Page 44 A&B in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$417,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$173,011.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith, which is second and subordinate to the first mortgage recited above.

Shelby County, AL 03/23/2009  
 State of Alabama

Deed Tax: \$60.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 19 day of March, 2009,

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

*Leon Alliston*

LEON ALLISTON

*Sandra Alliston*

SANDRA ALLISTON

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leon Alliston and his wife Sandra Alliston whose name s 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and officially at this 19 day of March, 2009 A. D.,

Maxwell D. Carter  
 Notary Public  
 My Commission Expires 7-12-2010

*Maxwell D. Carter*  
 Notary Public