

1384

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire  
2100 16th Avenue, South  
Birmingham, Alabama 35205

Richard F. Barretto  
902 Masters Lane  
Birmingham, AL 35242

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF JEFFERSON )

\$ 72,220<sup>00</sup> &  
mtg 5/89

That in consideration of TWO HUNDRED FORTY SEVEN THOUSAND TWO HUNDRED TWENTY AND NO/100 DOLLARS (\$247,220.00) to the undersigned grantor, SPRATLIN CONSTRUCTION COMPANY, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto RICHARD F. BARRETTO AND DIANNE P. BARRETTO (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of JEFFERSON, to-wit:

Lot 41, according to the Survey of Heatherwood, 4th Sector, 1st Addition as recorded in Map Book 11, Page 32 & 33, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$175,000.00 of the purchase price recited above was paid from 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 said Grantor does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, SPRATLIN CONSTRUCTION COMPANY, INC. the said GRANTOR, by its President, WILLIAM F. SPRATLIN who is authorized to execute this conveyance, has hereto set its signature and seal, this 16th day of May, 1989.

SPRATLIN CONSTRUCTION COMPANY, INC.

By:   
WILLIAM F. SPRATLIN, President

Cordery

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STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WILLIAM F. SPRATLIN whose name as President of SPRATLIN CONSTRUCTION COMPANY, INC. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 16th day of May, 1989.

  
Notary Public

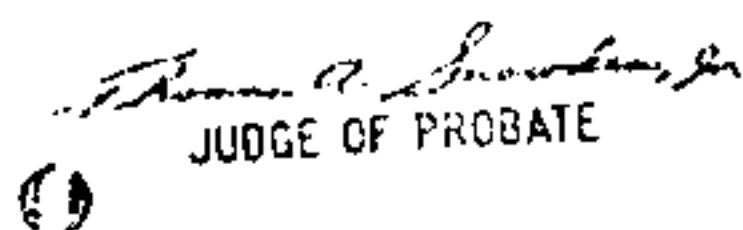
My Commission Expires: 11/20/92

zbarret.txt

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED.

89 MAY 18 AM 10:41

  
JUDGE OF PROBATE

1. Bond Tax	\$ 72.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	2.00
TOTAL	79.50

72  
7  
79