

1453

Prepared by: Trimmer and Associates, P.C. 22 Inverness Center Parkway,
Suite 210, Birmingham, Alabama 35242

Send Tax Notice To: Jack H. Wisdom and Jean C. Wisdom
2749 Drennen Circle, Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00) to the undersigned Grantor, Spratlin Construction Company, Inc., (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Jack H. Wisdom and wife, Jean C. Wisdom (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to-wit:

LOT 56 ACCORDING TO THE SURVEY OF MEADOWRIDGE, AS RECORDED IN MAP BOOK 11, PAGE 40, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to:

- (1) Property taxes for the current year.
(2) Any and all easements, restrictions, covenants and conditions, if any.
(3) Mineral and mining rights excepted.

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 GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President who is authorized to execute this conveyance, has hereto set his signature and seal, this the 2nd day of August, 1989.

ATTEST:

Spratlin Construction Company, Inc.

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By: William F. Spratlin
William F. Spratlin, President

STATE OF ALABAMA)
COUNTY OF SHELBY)

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. 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 foregoing 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 this 2nd day of August, 1989.

My Commission Expires: 11-19-90

1. Deed Tax \$ 180.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 186.50

[Signature]
Notary Public

Cambridge Title