

1806

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

James P. McCroan, Jr.
4841 Keith Drive
Birmingham, AL 35243

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$109,500.00) to the undersigned grantor, DAILEY DESIGNING & CONSTRUCTION CO., 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 JAMES P. MCCROAN, JR. AND JOELLEN E. MCCROAN (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 SHELBY, to-wit:

Lot 12, Block 12, according to the Survey of Broken Bow South as recorded in Map Book 11, Page 82 in the Probate Office of Shelby County, Alabama.

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

\$75,000.00 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, DAILEY DESIGNING & CONSTRUCTION CO., INC. the said GRANTOR, by its President, JERRY DAILEY who is authorized to execute this conveyance, has hereto set its signature and seal, this 28th day of July , 1989.

BOOK 250 PAGE 482

STATE OF ALABAMA AUG-9 AM 10:49
COUNTY OF JEFFERSON

DAILEY DESIGNING & CONSTRUCTION CO., INC.
By: *Jerry Dailey*
JERRY DAILEY

1. Deed Tax \$ 34.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 41.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JERRY DAILEY whose name as President of DAILEY DESIGNING & CONSTRUCTION CO., 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 28th day of July, 1989.

My Commission Expires: 11-20-92 *Frank K. Bynum*
Notary Public