

304

SEND TAX NOTICE TO:

(Name) Joe A. Alfano(Address) 28 Cottage CircleHelena, AL 35080

This instrument was prepared by

(Name) J. Dan Taylor(Address) 3021 Lorna Rd., Suite 100, Birmingham, AL 35216

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100'S DOLLARS (\$72,500.00)

to the undersigned grantor, **MARIE AWTRY ENTERPRISES, INC.** a corporation,
 (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

Joe A. Alfano and wife, Rosalee P. Alfano
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY COUNTY, to-wit:

Lot 16, according to the Survey of The Cottages, as recorded in Map Book 12,
 page 19, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights of ways of record.

\$38,925.00 of the purchase price recited above was paid from a purchase money
 mortgage filed simultaneously herewith.

BOOK 264 PAGE 676

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

89 NOV -3 PM 2:34

Thomas A. Snowden, Jr.
 JUDGE OF PROBATE

1. Deed Tax	\$ 34.00
2. Mfr. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Stamp Fee	\$ 40.50
Total	\$ 40.50

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 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, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the

President, **Rosemarie J. Awtry**
 day of **20th** **October** 19 **89**
MARIE AWTRY ENTERPRISES, INC.

ATTEST:

Rosemarie J. Awtry
 Rosemarie J. Awtry President

Secretary

STATE OF Alabama
 COUNTY OF Jefferson

I, **J. Dan Taylor**
 State, hereby certify that

Rosemarie J. Awtry
 President of

MARIE AWTRY ENTERPRISES, INC.

whose name as 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

20th

day of

October

19 89