

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
WARREN HALE
DAWNA W. HALE
300 HIDDEN RIDGE
CHELSEA, AL 35043

STATE OF ALABAMA}
COUNTY OF SHELBY}

Corporation Form Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$140,000.00)** 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 whereof is acknowledged, the said **GRANTOR** does by these presents grant, bargain, sell, and convey unto **WARREN HALE and DAWNA W. HALE** (herein referred to as **GRANTEES**) as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama**:

SEE ATTACHED EXHIBIT 'A'

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$140,000.00 of the consideration was paid from the proceeds of 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 I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said **GRANTEES** 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, and that I/we will and my/our heirs, executors, and administrators 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 President, **WILLIAM F. SPRATLIN**, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 23RD day of JULY, 1998.

SPRATLIN CONSTRUCTION COMPANY, INC.

By:



WILLIAM F. SPRATLIN

Its: President

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, 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 23RD day of JULY, 1998.

Notary Public

My Commission Expires: 5/29/99

08/04/1998-29775
01:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 12.00

1998-29775 Inst

CLAYTON T. SWEENEY, ATTORNEY AT LAW

LGLO

6317487-860

LEGAL DESCRIPTION

THE LEGAL DESCRIPTION IS ATTACHED HERETO AS A SEPARATE
EXHIBIT AND IS MADE A PART HEREOF.

A parcel of land in the NW 1/4 of NE 1/4 of Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:
Commencing at the SE corner of the NW 1/4 of the NE 1/4 of Section 25, Township 20 South Range 2 West, Shelby County, Alabama; thence North 2 deg. 09 min. 00 sec. West a distance of 473.49 feet for the point of beginning; thence continuing Northerly along said line, a distance of 74.03 feet; thence North 75 deg. 06 min. 52 sec. West a distance of 210.14 feet; thence North 76 deg. 22 min. 46 sec. West a distance of 48.31 feet thence South 73 deg. 16 min. 10 sec. West a distance of 33.15 feet; thence South 62 deg. 41 min. 00 sec. West a distance of 101.00 feet; thence South 2 deg. 09 min. 00 sec. East a distance of 293.61 feet; thence North 59 deg. 58 min. 29 sec. East a distance of 419.59 feet to the point of beginning; being situated in Shelby County, Alabama.

This is a purchase money mortgage.

WH
QJ

Inst # 1998-29775

008404/1998-29775
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SHELBY COUNTY JUDGE OF PROBATE
002 HCD 12.00