

2754

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Benny V. Latino, Sr.
116 Townhouse Road
 (Address) Helena, Alabama 35080

This instrument was prepared by

(Name) William A. Jackson, Attorney
#1 Independence Plaza, Suite 508
 (Address) Birmingham, Alabama 35209

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-Nine Thousand Nine Hundred and No/100-----DOLLARS

to the undersigned grantor, Fulton Construction Co., 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

Benny B. Latino, Sr. and wife, Rose Marie Latino

(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 7, in Block 2, according to the Survey of Dear-
ing Downs, Second Addition, as recorded in Map Book
9, Page 33, in the Office of the Judge of Probate of
Shelby County, Alabama.

Subject to easements and restrictions of record.

\$63,500.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously
herewith.

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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 President, Robert E. Fulton
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of October, 1985.

ATTEST:

FULTON CONSTRUCTION CO., INC.

By Robert E. Fulton President

STATE OF ALABAMA
 COUNTY OF JEFFERSON

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1985 OCT 24 PM 12:19

Deed TAX 16.50
 Rec 2.50
 Ind 1.00
20.00

I, the undersigned, Robert E. Fulton, a Notary Public in and for said County in said
 State, hereby certify that Robert E. Fulton,
 whose name as President of Fulton 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,

JACKSON & ARNOLD

ATTEST: William A. Jackson and official seal, this the 23rdday of October, 1985.

SUITE 508
#1 INDEPENDENCE PLAZA
BIRMINGHAM, ALABAMA 35209

Notary Public