

362

Send Tax Notice To:  
Robert S. Fairweather, III  
2738 Stevens Creek Circle  
Birmingham, AL 35244

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
2100 16th Avenue, South  
Birmingham, Alabama 35205

STATE OF ALABAMA     )  
                          KNOW ALL MEN BY THESE PRESENTS,  
COUNTY OF SHELBY    )

That in consideration of ONE HUNDRED THIRTY NINE THOUSAND AND 00/100 DOLLARS (\$139,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, SIGNATURE CONSTRUCTION, INC, a corporation, (herein referred to as Grantor) does grant, bargain, sell and convey unto ROBERT S. FAIRWEATHER, III AND SUSAN K. FAIRWEATHER, (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 32, according to the Survey of Brookhaven, Sector 2,  
as recorded in Map 11, Page 4, in the Probate Office of  
Shelby County, Alabama.

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

\$129,347.50 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

154 PAGE 200  
BOOK  
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 they are 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, SIGNATURE CONSTRUCTION, INC., the said GRANTOR, by its President, JIM HUTTON, who is authorized to execute this conveyance, has hereto set its signature and seal, this 22nd day of September 1987.

WITNESSES:

\_\_\_\_\_  
Secretary

By:   
Jim Hutton, President

✓ Carley, J. Jones

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jim Hutton, whose name as President of SIGNATURE CONSTRUCTION, 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 22nd day of September, 1987.

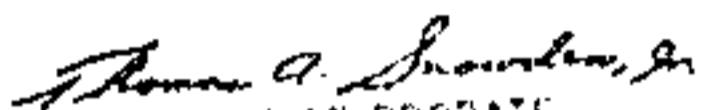
  
Notary Public

My Commission Expires: 11/20/88

BOOK 154 PAGE 201

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

1987 OCT -6 PM 2:23

  
JUDGE OF PROBATE

1. Dead Tax	\$ 10.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	16.00