

This instrument was prepared by

177

Send Tax Notice to:

8-27-83  
Shelby

(Name) Charles C. Fridlin III  
(Address) 2232 Cahaba Valley Drive  
Birmingham, AL 35242

Neal F. Spratlin  
2232 Cahaba Valley Drive  
Birmingham, AL, 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of: (\$ 180,000.00)

ONE HUNDRED EIGHTY THOUSAND DOLLARS AND 00 CENTS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Earl D. Kennedy and Scarlett M. Kennedy, as husband and wife,

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Spratlin & Edwards Construction Company, Inc.

(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 15, according to the Survey of Meadow Brook, 16th Sector,  
Phase I, as Recorded in Map Book 9, Page 143 A & B in the Probate Office  
of Shelby County, Alabama, as amended by Map Book 9, Page 151, A & B.  
Mineral and mining rights excepted.

Subject to any prior reservation or conveyance of record pertaining to  
mineral and mining rights in, on, or under subject property.

Subject to any and all easements, restrictions, covenants, rights-of-way  
and any other conditions of record.

NOTE: A purchase money mortgage in the amount of \$115,000.00 has been  
executed simultaneously with this deed, to finance the purchase price of  
\$ 180,000.00 .

1. Deed Tax \$ 65.50  
2. Mtg. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 69.00

TO HAVE AND TO HOLD Unto the said grantees as joint tenants, with right of survivorship, their heir 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 the 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; that I (we) will and my (our)  
heirs, executors and administrators 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 We have hereunder set OUR hand(s) and seal(s), this 30th day of June, 1988.

WITNESS:

\_\_\_\_\_(Seal)

I CERTIFY THIS  
INSTRUMENT WAS FILED

68 AUG -2 PM 12:00

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
Earl D. Kennedy and Scarlett M. Kennedy, as husband and wife,

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being  
informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June A.D., 1988 .

My commission expires: Dec. 19, 1991

Notary Public Charles C. Fridlin III

Jefferson Title

197 PAGE 291

BOOK