

SEND TAX NOTICE TO:
Bobby Michael Roberts
Ruth T. Roberts
2521 Woodfern Circle
Birmingham, AL 35244

This instrument was prepared by

562

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

64.00

4.00

2.50

8.50

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thirty Eight Thousand Nine Hundred and no/100 Dollars

to the undersigned grantor, Spratlin Construction Co., Inc. a corporation.
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Bobby Michael Roberts and Ruth T. Roberts

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama

Lot 3005, according to the Survey of Riverchase Country Club, 30th Addition, as recorded in Map Book 13, Page 88 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1990 which are a lien but are not due and payable until October 1, 1990.

Existing easements, restrictions, set-back lines, limitations, if any, of record.

\$175,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 281 PAGE 717

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

90 MAR -9 AM 8:06

Thomas A. Jones, Jr.
JUDGE OF PROBATE

1. Deed Tax	64.00
2. Mtg. Tax	0.00
3. Recording Fee	2.50
4. Indexing Fee	3.00
5. No Tax Fee	0.00
6. Certified Fee	1.00
Total	70.50

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances.

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 GRANTEEES, 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 its signature and seal, this the 2nd day of March 1990

ATTEST:

Spratlin, Construction Co., Inc.

By *William F. Spratlin*
William F. Spratlin President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned
State, hereby certify that William F. Spratlin
whose name as President of Spratlin 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, Spratlin Construction Co., Inc.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 2nd day of March

19 90

Clayton Sweeney
Notary Public