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This instrument was prepared by

(Name) James A. Holliman, Attorney
3821 Lorna Road, Suite 110
(Address) Birmingham, AL. 35244

Send Tax Notice To: JEFFERY L. HADAWAY
name 519 Bennett Drive
Alabaster, AL. 35007
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-SIX THOUSAND FIVE HUNDRED AND NO/100 (\$66,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

C. RICHARD KROUT, JR., an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

JEFFERY L. HADAWAY and wife, JULIE C. HADAWAY

(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 8-A, in Block 2, according to the Survey of Fernwood, Fourth Sector, as recorded in Map Book 7, Page 96, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. LESS AND EXCEPT: Commence at the northeasterly corner of said Lot 8-A; thence in a northwesterly direction along the northerly line of said Lot 8-A, a distance of 40.90 feet to the point of beginning; thence continue along last described course a distance of 48.93 feet; thence 109°10' left in a southeasterly direction a distance of 14.04 feet; thence 87°29'30" left, in a northeasterly direction a distance of 46.26 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1990 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$58,647.00 of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded 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 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 hereon; 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 will warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st day of May, 1990.

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

90 JUN -4 AM 9:16

STATE OF ALABAMA
JEFFERSON COUNTY

(Seal)
C. RICHARD KROUT, JR. (Seal)
(Seal)
(Seal)
(Seal)
Total \$14.50
General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that C. RICHARD KROUT, JR., an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, A. D., 1990

My Commission Expires: 11-2-91

Notary Public.