

55  
This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Robert E. Friar, Jr.  
1908 River Park Drive  
Birmingham, AL 35244

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of TWO HUNDRED TWENTY FOUR THOUSAND AND NO/100 DOLLARS (\$224,000.00) to the undersigned grantor, BROWN LUMBER & BUILDING SUPPLY, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto ROBERT E. FRIAR, JR. AND LEAH P. FRIAR (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 225, according to the Survey of Riverchase Country Club, Residential Subdivision, Ninth Addition, as recorded in Map Book 8, Page 46 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$179,200.00 of the purchase price recited above was paid from a mortgage loan closed 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 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, BROWN LUMBER & BUILDING SUPPLY, INC., the said GRANTOR, by its President, ANDREW B. BROWN, III, who is authorized to execute this conveyance, has hereto set its signature and seal, this 30th day of August, 1990.

BROWN LUMBER & BUILDING SUPPLY, INC.

By: Andrew B. Brown III  
Andrew B. Brown, III, President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ANDREW B. BROWN, III, whose name as President of BROWN LUMBER & BUILDING SUPPLY, 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 30th day of August, 1990.

Notary Public

My Commission Expires: 11/20/92

0075  
0076  
0077  
0078  
0079  
0080  
0081  
0082  
0083  
0084  
0085  
0086  
0087  
0088  
0089  
0090  
0091  
0092  
0093  
0094  
0095  
0096  
0097  
0098  
0099  
0100

90 SEP 5 AM 9:30  
INSTRUMENT WAS FILED  
STATE OF ALABAMA  
SHELBY CO.