

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

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

Thomas A. and Carol Cotromano
699 Highway 33
Pelham, AL 35124

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Seventy-one Thousand Dollars and no/100.

(\$ 71,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, P. J. Hartle, Jr., and wife, Pamela Hartle, (herein referred to as Grantor) do grant, bargain, sell and convey unto Thomas A. Cotromano and wife, Terra Cotromano and Carol Cotromano, a single woman (herein referred to as Grantees), the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

BOOK 312 PAGE 543

From the Southwest corner of the SW 1/4 of the NE 1/4 of Section 7, Township 20 South, Range 2 West, run North along the West boundary of the SW 1/4 of the NE 1/4 for a distance of 355.35 feet to a point on the North side of the Fungo Public Road; continue North along the West boundary of the SW 1/4 of the NE 1/4 of Section 7, Township 20 South, Range 2 West, for a distance of 300.0 feet; thence turn to the right 97 degrees 26 minutes and run for a distance of 300 feet to a point of beginning of the tract of land herein described; continue in the same direction for a distance of 384.96 feet; thence turn to the right 103 degrees and run for a distance fo 424.79 feet, more or less, to the North edge of the Fungo Public Road; thence run in a Northwesterly direction along the North edge of said Fungo Public Road for a distance of 364.0 feet; thence turn right 95 degrees 25 minutes and run for a distance of 361.0 feet more or less, to the point of beginning.

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

\$ 60,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his/her/ their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, his/her/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 we have a good right to sell and convey the same as aforesaid; that I will and my 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 hereunto set our hands and seal, this 23 day of February 1990.

P. J. Hartle, Jr.
P. J. Hartle, Jr.

Pamela Hartle
Pamela Hartle

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that P. J. Hartle, Jr., and wife, Pamela Hartle whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 23rd day of February, 1990.

Donna Little
Notary Public

My Commission Expires: 9-1-93

zhartle.txt

BOOK 312 PAGE 544

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

90 OCT -2 PH 2: 20

William W. [Signature]
JUDGE OF PROBATE

1	71.00
2	5.00
3	3.00
4	1.00
5	
6	
7	
8	
9	
10	
Total	\$ 80.00