

This instrument was prepared by

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HOMEWOOD, ALABAMA 35209

19800303000025080 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
03/03/1980 00:00:00 FILED/CERTIFIED

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty three thousand eight hundred fifty two and no/100 (\$83,852.00)

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

Harry F. Cohen and wife, Mary Ann Cohen

(herein referred to as GRANTEES) 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, to wit:

Lot 33, according to the survey of Valley Station, Second Sector, as recorded in
Map Book 7, page 48, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1980.

Subject to building lines, easements and rights of way of record.

Mineral and mining rights excepted.

\$ 67,500.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

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TO HAVE AND TO HOLD, To the said GRANTEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Denney Barrow
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of February 1980

ATTEST: STATE OF ALA. SHELBY CO. HARBAR HOMES, INC.
Secretary By Denney Barrow
Vice - President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

1980 MAR -3 AM 9:25 Sec. 150
Notary Public Seal 100

I, Larry L. Halcomb
State, hereby certify that Denney Barrow
whose name as Vice-President of Harbar Homes, 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 27th day of February

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