

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 19th Street, North, Birmingham, Alabama 35234

Mrs. James V. Peek  
3629 Robin Circle

B'ham, AL 35243

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 Ninety-nine Thousand Nine Hundred Sixty-five and no/100---DOLLARS

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

James V. Peek and Karen E. Peek

(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 36, according to the Survey of Sunny Meadows, Third Sector, as recorded in Map  
Book 9, pages 91 A & B, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year.

Also subject to easements and restrictions of record.

\$79,950.00 of the purchase price recited above was paid by 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,

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 President, B. J. Harris  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of November 1985

ATTEST:

HARBAR HOMES, INC.

By B. J. Harris President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

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

1985 DEC -5 PM 12:42

I, the undersigned, B. J. Harris, a Notary Public in and for said County in said  
State, hereby certify that B. J. Harris, President of Harbar Homes, Inc.,  
whose name as 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 November 1985

Notary Public