

This instrument was prepared by

LARRY L. HALCOMB

(Name) ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35208

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 One Thousand Seven Hundred Ninety and no/100 (\$91,790.00)----Dollars

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

(herein referred to as GRANTEEES) 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 57, according to the Survey of Sunny Meadows 3rd Sector as recorded in Map Book 9,
Page 91 A and B in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1986.

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

The grantor does not warrant title to coal, oil, gas and other mineral interest in, to
or under the land herein conveyed.

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

1986 JUN -2 AM 10:51

J. R. ...
JUDGE OF PROBATE

1. Deed Tax \$ 500
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 850

\$87,200.00 of the purchase price recited above was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, 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 30th day of May 19 86

ATTEST:

HARBAR HOMES, INC.

By

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Larry L. Halcomb
State, hereby certify that

B. J. Harris

whose name as

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 and as
the act of said corporation,

Given under my hand and official seal, this the 30th day of May

Larry L. Halcomb