

527

This instrument was prepared by **LARRY L. HALCOMB**

ATTORNEY AT LAW

(Name) **WHITE OAK MONTGOMERY HIGHWAY**

(Address) **HOMewood, ALABAMA 35209**

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 **One hundred thirteen thousand nine hundred & No/100 (113,900.00)**

to the undersigned grantor, **Harbar Construction Co., 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

Vernon F. Drake & Martha A. Drake

(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 64, according to the Survey of Heritage Oaks, as recorded in Map Book 11, page 23 A & B in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1988.

Subject to restrictions, building line, right of way and restrictions regarding Alabama Power Company of record.

The grantor does not warrant title to minerals and mining rights.

\$91,100.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 208 PAGE 323

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 OCT -7 AM 10:43

Thomas A. Swann, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 23.00
2. Mig. Tax	
3. Recording Fee	2.50
4. Indexing Fee	1.00
TOTAL	26.50

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 contingent 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 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 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 **30th day of September 19 88**

ATTEST:

Harbar Construction Co., Inc.

By *B. J. Harris*
B. J. Harris President

STATE OF ALABAMA }
COUNTY OF JEFFERSON

I, **Larry L. Halcomb** a Notary Public in and for said County in said State, hereby certify that **B. J. Harris** whose name as **President of Harbar Construction Co., 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 September 19 88**

Larry L. Halcomb
Larry L. Halcomb Notary Public