

This instrument was prepared by

Send Tax Notice To: Dwight L. Cobb

(Name) Larry L. Halcomb

name

931 Chestnut Oaks Circle

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Hoover, AL 35244  
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED TWENTY SEVEN THOUSAND FOUR HUNDRED AND NO/100 -----  
-----DOLLARS (\$227,400.00)

to the undersigned grantor, Harbar Construction Company, 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 Dwight L. Cobb and wife, Eva S. Cobb

(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, AL to-wit:

Lot 36-C, Resurvey No. 3, The Fairways at Riverchase, as recorded in Map Book 22, Page 120, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1999.

Subject to restrictions & covenants, agreement with Alabama Power Company, 20 foot easement through middle of lot, 12.5 foot easement on East side of lot, and restrictions as shown on recorded map, of record.

\$ 181,920.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

12/23/1998-51363  
02:00 PM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE  
901 NBL

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 Vice President, Denney Barrow who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of December 1998

Harbar Construction Company, Inc

ATTEST:

By Denney Barrow  
Denney Barrow, Vice 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 Denney Barrow whose name as Vice President of Harbar Construction Company, 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 16th day of December 1998

My Commission Expires  
January 23, 2002

Larry L. Halcomb

Notary Public