

This instrument was prepared by

(Name) Morene B. Donnelly

(Address) 2042 Montreat Drive, Birmingham, Alabama 35216

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 331-382

That in consideration of FORTY-EIGHT THOUSAND TWO HUNDRED AND NO/100 (48,200.00) DOLLARS

to the undersigned grantor, Barrett Builders, 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

Earl B. Harper and wife, Evelyn B. Harper

(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.

Beginning at a point located as follows: From the southwest corner of Southeast Quarter of Northeast Quarter of Section 29, Township 19 South, Range 2 West, run east along the South line of Southeast Quarter of Northeast Quarter for a distance of 356.13 feet to a point of beginning; at said point of beginning turn an angle to the left of 91 degrees 25 minutes 15 seconds and run a distance of 328.66 feet; thence turn an angle to the right of 91 degrees 24 minutes and run a distance of 306.10 feet; thence turn an angle to the right of 88 degrees 35 minutes 30 seconds and run a distance of 328.67 feet; thence turn an angle to the right of 91 degrees 25 minutes 45 seconds and run a distance of 306.13 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to:

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

Restrictive covenants dated April 7, 1970, recorded in Deed Book 261, Page 831, in the Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company dated March 10, 1938, recorded in Deed Book 104, Page 322, in the Probate Office of Shelby County, Alabama.

Taxes for the current year.

\$30,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.



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Shelby Cnty Judge of Probate, AL
06/04/1973 12:00:00 AM FILED/CERT

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, Raymond W. Barrett who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of May 1973

BARRETT BUILDERS, INC.

By Raymond W. Barrett President

Secretary

ATTEST

STATE OF ALABAMA
COUNTY OF SHELBY

the undersigned

Raymond W. Barrett

a Notary Public in and for said County in said

State, hereby certify that

whose name as

President of Barrett Builders, 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 15th day of May

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Kathleen J. Arnold
Notary Public