

This instrument was prepared by

(Name) Jim McClain Realty Company, Inc.

(Address) 3166 Cahaba Heights Plaza, Birmingham, Alabama 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 Fifty seven thousand five hundred and no/100 ----- (57,500.00)

to the undersigned grantor, Harbar, 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

Christopher Neil Cruden and Gloria C. Cruden

(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.

Lot 8, Block 4, according to a Resurvey of Lots 7 and 8, Block 4 Indian Valley, Fourth
Sector, as recorded in Map Book 5, Page 113, in the Probate Office of Shelby County,
Alabama, except Parcel B described as follows: A part of Lot 8 according to a re-survey
of Lots 7 and 8, Block 4, Indian Valley, Fourth Sector as recorded in Map Book 5, Page
113 in the Office of Judge of Probate, Shelby County, Alabama, same being more par-
ticularly described as Follows: Begin at the most North and EAST corner of said Lot 8;
thence run in a Southwesterly direction along the Northerly line of said Lot 8; said
line also being the most Southerly line of Lots 7, a distance of 238.40 feet; thence
turn an angle to the left of 147 degrees 32 minutes 39 seconds and run in an Esaterly
direction a distance of 204.78 feet to its intersection with the Southeasterly line
of said Lot 8; thence turn an angle to the left of 42 degrees 38 minutes 21 seconds
and run in a Northeasterly direction along the said Southeasterly line of said Lot 8
a distance of 58.01 feet to the most South and East corner of said Lot 8; thence turn
an angle to the left of 74 degrees 56 minutes 09 seconds and run in a Northerly direc-
tion along the Easterly line of said Lot 8 a distance of 100.0 feet to the point of
Beginning.

Subject to easements, building line, restrictions and flood easements of record; including
restrictions contained in Misc. Record 1, Page 207, and mineral and mining rights and
rights incident thereto recorded in Volume 181, page 385, in said Probate Office.

\$46,800.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith, held by Home Federal Savings and Loan Association.



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Shelby Cnty Judge of Probate, AL
08/02/1973 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 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.

Secretary, Denney Barrow

WITNESSES WHEREOF, the said GRANTOR, by its said ~~XXXXXX~~
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of July 1973

STATE OF ALA. SHELBY CO.
COUNTY OF SHELBY
JUL 23 1973
U.C.C. FILE NUMBER 88
REC. BK. & PAGE AS SHOWN
JUDGE OF PROBATE
Conrad M. Barrow

By *Harbar Homes Inc*
Denney Barrow
Secretary

I, the undersigned
State, hereby certify that Denney Barrow
whose name as Secretary 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 for and as
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 23rd day of July 1973

