

THIS INSTRUMENT WAS PREPARED BY: LAND TITLE COMPANY OF ALABAMA

(Name) Denney E. Barrow c/o Harbar Homes, Inc. 2812

(Address) 2456 Vale Drive, Birmingham, Alabama 35244

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

State of Alabama

Shelby

County



Shelby Cnty Judge of Probate, AL
01/03/1974 12:00:00 AM FILED/CERT

That in consideration of Eighty Five Thousand and no/100 Dollars

to the undersigned grantor, Harbar Homes, 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

Richard M. Simpson and wife Zoe K. Simpson

(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 17, Ranchette Sector, According to a survey of Indian Valley Sub-
division as recorded in Map Book 5, Page 77, in the Office of the Judge
of Probate, Shelby County, Alabama.

Also conveyed herewith are all rights under instrument recorded in
Book 279 Page 470 in Shelby County, Alabama.

Subject to existing easements, rights of way and restrictions of record.

Mineral and mining rights excepted.
\$25,000.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death
of either of them, then 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 it is law-
fully seized in fee simple of said premises, that they are free from all encumbrances,

that is 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 for-
ever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT
who is authorized to execute this conveyance, has hereto set its signature and seal, the the 28th day of
December 19 73

ATTEST:

HARBAR HOMES, INC.

By

President

Secretary

State of Alabama

Shelby

County

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN - 3 AM 8:41
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consent of Probate
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said
county in said state, hereby certify that B.J. Harris
whose name as President of the 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.

Given under my hand and official seal, this the 28th day of December 1973

Notary Public