

(Name) Pat Weems

(Address) 1407 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR— LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and No/100 (\$15,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles W. Erwin and wife, Beth F. Erwin

(herein referred to as grantors) do grant, bargain, sell and convey unto

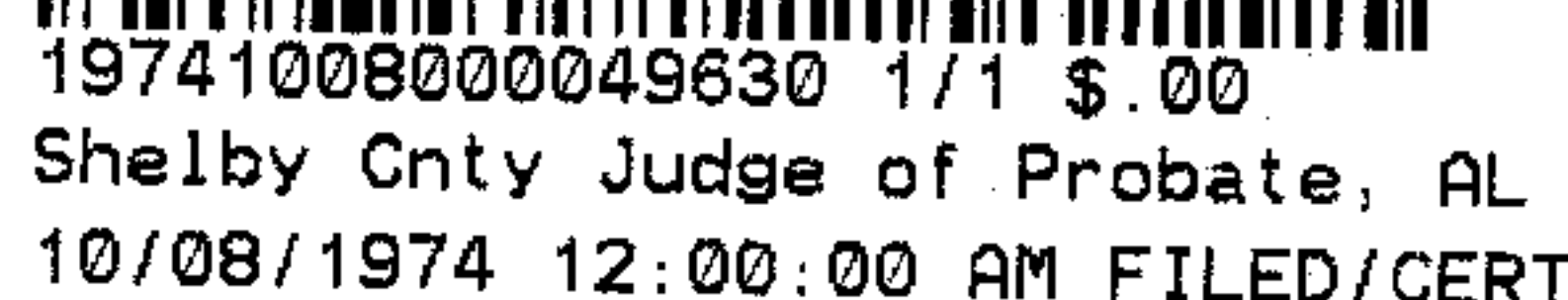
Harbar Homes, Inc.

(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 22, Block 10, according to the Plat of Kerry Downs, a subdivision of Inverness, as recorded in Map Book 5, Page 135-6 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes due in the year 1974 which are a lien but not due and payable until October 1, 1974.
2. Restrictions contained in Misc. Volume 5, page 86 and adoption of its covenants in Misc. Volume 5, Page 625, in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company recorded in Volume 109, Page 293; Volume 126, Page 343; Volume 146, Page 381; Volume 176, Page 68; Volume 184; Page 166; Volume 141, Page 298 and Volume 145, Page 387, in said Probate Office.
4. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 281, Page 497, in said Probate Office.
5. Agreement to Alabama Power Company and Kerry Downs in Misc. Volume 5, Page 626, in said Probate Office.



TO HAVE AND TO HOLD to the said GRANTEEES 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 20th day of September, 1974.

OF ALA. SHELBY CO. WITNESS
 CERTIFY THIS
 INSTRUMENT WAS FILED
 IN THE OFFICE OF THE
 CLERK OF THIS
 COUNTY ON THE 8th DAY OF
 OCTOBER 1900
 AT 10:34
 A.M.
 J. L. GIBSON, CLERK
 BY *James M. Gibson*
 JUDGE OF PROBATE
James M. Gibson

Charles W. Erwin (Seal)
Charles W. Erwin
Beth F. Erwin (Seal)
Beth F. Erwin (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Charles W. Erwin and Beth F. Erwin
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day that, being informed of the contents of the conveyance they have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 27 day of September A. D., 19 74

My Commission Expires July 23, 1975

Notary Public.