This instrument was prepared by

(Name) Dale Corley 439

(Address) 2117 Magnolia Avenue

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Seven Thousand Nine Hundred 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

Lewis M. Martin and wife, Deborah W. Martin

(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 25, according to the survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48, in the Probate Office of Shelby County, Alabama.

Subject to:
1. Current taxes.
2. 30' building line as shown by recorded map.
3. 7.5' easement on Northwest and Southwest, as shown by recorded map.
4. Mineral and mining rights and rights incident thereto, as recorded in Volume 297, Page 162, and Volume 297, Page 164, in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 313, Page 36, in the said Probate Office.
6. Right of way to South Central Bell Telephone Co., as recorded in Volume 313, page 713, in said Probate Office.

BOOK 318 PAGE 320

$54,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19780312000030740 1/1 $.00
Shelby Cnty Judge of Probate,AL
03/12/1978 12:00:00AM 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, Denney Barrow who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of March 19 79

ATTEST:

HARBAR HOMES, INC.

Secretary

By Denney Barrow
Denney Barrow President

MAR 12 AM 8:37 Deed 14.00 Rec. 1.50 Ind. 1.00 16.50 Mortg. 389-

STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Denney Barrow whose name as President of Harbar Homes, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged 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 1st day of March 19 79

CORLEY, MONCUS, HALBROOKS & GOINGS
ATTORNEYS AT LAW
SUITE 103
2117 MAGNOLIA AVENUE
[redacted]RMINGHAM, ALABAMA 35205 [redacted] [redacted]

Notary Public