

This instrument was prepared by

(Name) William H. Halbrooks 11/25

(Address) 2117 Magnolia Avenue, Birmingham, Alabama

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 Seventy One 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

Benjamin Joseph Troncalli and wife, Karen D. Troncalli

(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 62, 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. Taxes for the current year.
2. 30 foot building line as shown by recorded map.
3. 10 foot easement on rear as shown by recorded map.
4. Mineral and mining rights and rights incident thereto recorded in Volume 297, Page 162, and Volume 297, page 164, in aforesaid Probate Office.
5. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Co. in Vol. 313, page 36, in aforesaid Probate Office.

\$42,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 314 PAGE 666



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Shelby Cnty Judge of Probate, AL
08/30/1978 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 24th day of August 19 78.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
By Denney Barrow
Secretary President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

AUG 30 AM 8:51
JUDGE OF PROBATE

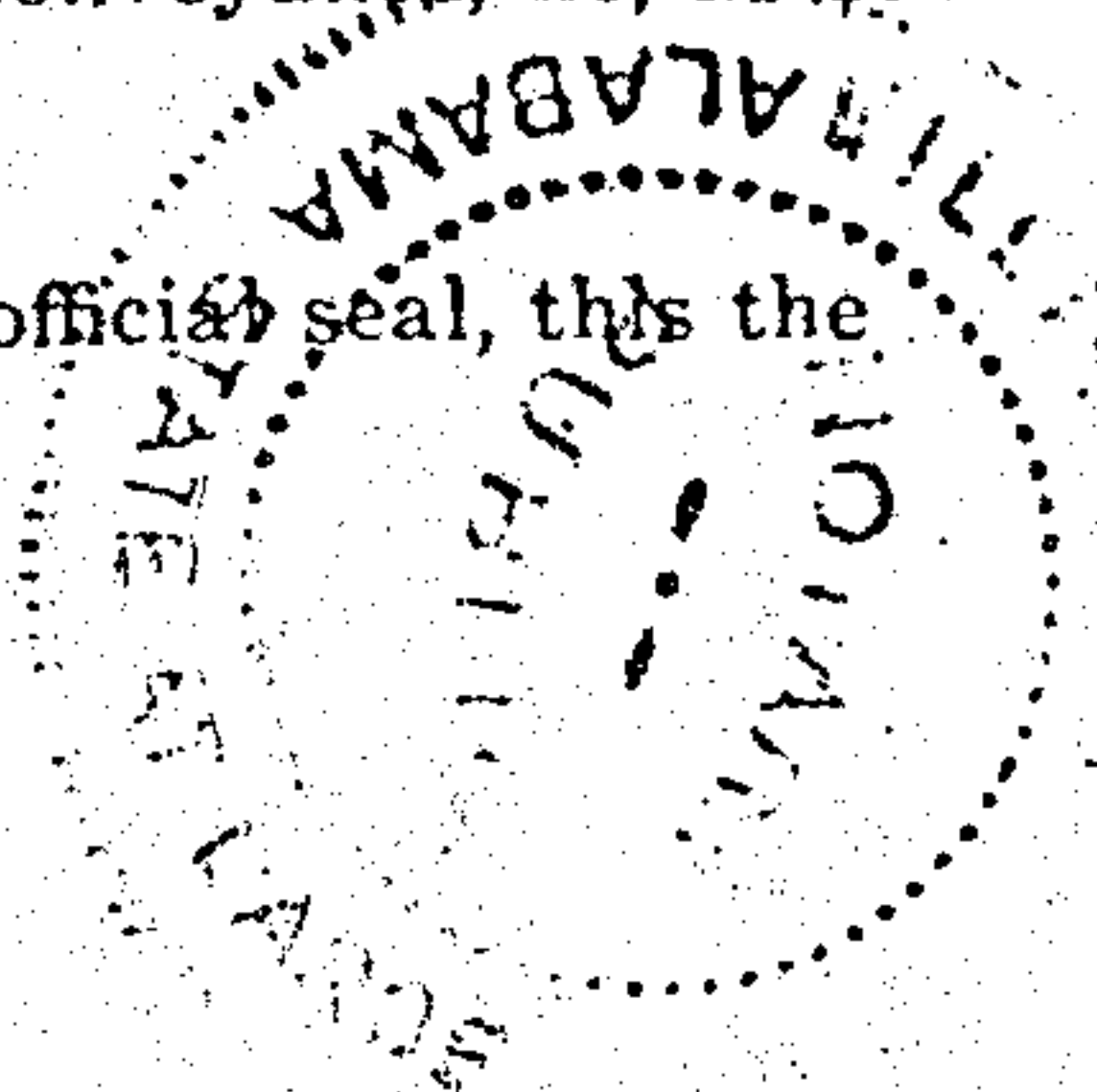
Deed 29.50
Rec. 1.50
Jud. 1.00
32.00
Sec mty 382-11

I, the undersigned
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, 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 24th day of

August 19 78.

William H. Halbrooks
Notary Public



Calley, Mon Halbrooks