LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

(Nama)	William H. Halbrooks		 		
(234)11167					
(Address)	2117 Magnolia Avenue,	_	 TIET WITE	DEMAININED TO	CITAVIVAD

STATE OF ALABAMA COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

Sixty Seven Thousand Seven Hundred and No/100------Dollars That in consideration of

a corporation, to the undersigned grantor, Harbar Homes, Inc. (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

Ted C. Hipp and wife, Janet A. Hipp

(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, Shelby County, Alabama, to-wit: situated in

> Iot 12 according to the survey of Valley Station, First Sector, as recorded in Map Book 7, page 47, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the current year.

50 foot building line as shown by recorded map.

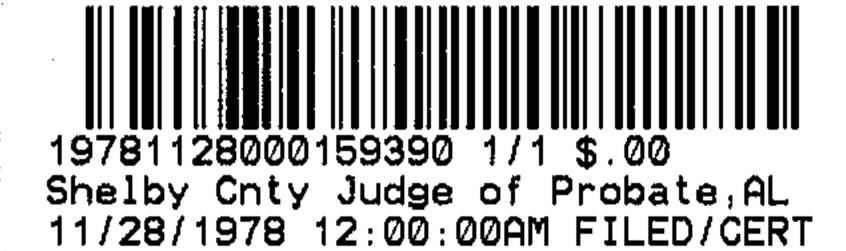
10 foot easement rear and north east corner as shown by recorded map.

Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company, recorded in Volume 312, page 166, in the Probate Office of Shelby County, Alabama.

5. Mineral and mining rights and rights incident thereto recorded in Volume 297, pages 162 and 164, in said Probate Office.

6. Right of way to South Central Bell Telephone Co., as recorded in Volume 313, page 710.

\$60,900.00 of the purchase price recited above was paid from a 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 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 27th day of November

ATTEST: 13 31 20 111 34 Deed - 7.00 See My Bk. 385 - 851 STATE OF ALABAMA COUNTY OF JEFFERSON a Notary Public in and for said County in said

the undersigned of Factorial State, hereby certify that Denney Barrow

Harbar Homes, Inc. President of whose name as 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 27th day of

November

Carley, Mercus, et