This instrument was prepared by

(Name) LARRY L. HALCOMB, Attorney at Law 499

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of Seventy one thousand nine hundred fifty and no/100 ($71,950.00) 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

Marc H. Dempsey and Dianne B. Dempsey

(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 46, 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.

Mineral and mining rights excepted.

Subject to taxes for 1979.

Subject to building lines and rights of way of record.

BOOK 319 PAGE 497

19790514000058270 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/14/1979 12:00:00AM FILED/CERT

$ 64,700.00 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 vice President, Denney Barrow who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of May 1979

ATTEST:

Secretary

HARBAR HOMES, INC.

By Denney Barrow
Vice President

79 MAY 14 10:21

Deed 7.50
Rec. 1.50
Ind. 1.00
10.00

Sec mtg. 391-483

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, LARRY L. HALCOMB a Notary Public in and for said County in said State, hereby certify that Denney Barrow whose name as Vice 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 10th day of May 1979

Larry Halcomb
Notary Public

My Commission Expires January 23, 1982