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This instrument was prepared by

(Name) LARRY L. HALCOMB, Attorney at Law

(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 seven thousand nine hundred fifty and no/100 ($77,950.00) 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

Bernd R. Simon and Diane A. Simon

(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 37, 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, less and except the following described parcel of said Lot 37:
Beginning at the northeast corner of Lot 37, run in a southerly direction along the east line of said Lot 37 for a distance of 74.07 feet to a corner on the east line of said Lot 37, thence turn an angle to the right of 151°35'39" and run in a northwesterly direction for a distance of 69.53 feet to a point on the curved south right-of-way line of Manchester Circle, thence turn an angle to the right and run along said curved south right-of-way line of Manchester Circle for a distance of 36.09 feet, more or less, to the point of beginning.

19790521000061320 1/1 $.00
Shelby Cnty Judge of Probate, AL
05/21/1979 12:00:00AM FILED/CERT

Mineral and mining rights excepted.

Subject to taxes for 1979.

Subject to easements, building lines and rights of way of record.

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$62,350.00 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 17th day of May 19 79

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED

Secretary

79 MAY 21 AM 10: 33

JUDGE OF PROBATE

HARBAR HOMES, INC.

By Denney Barrow
President

Deed 16.00
Rec. 1.50
Cert. 1.00
18.50

Sec mtg. 391-793

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 17th day of May 19 79

Notary Public

My Commission Expires January 23, 1982