THIS INSTRUMENT PREPARED BY:

NAME: James F. Burford, III
Suite 200; 500 Hoover Plaza
ADDRESS: 500 Southland Drive
Birmingham, AL 35226

19790710000086040 1/2 $.00
Shelby Cnty Judge of Probate, AL
07/10/1979 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

342

State of Alabama

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of 74,250.00

to the undersigned grantor, Harbar Homes, Inc.
a corporation, in hand paid by William E. Albans and Kathy J. Albans
the receipt whereof is acknowledged, the said Harbar Homes, Inc.

does by these presents, grant, bargain, sell, and convey unto the said William E. Albans and Kathy J. Albans

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 40, 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:
Taxes due in the year 1979 and thereafter.
30 foot building line as shown by recorded map.
Mineral and mining rights and rights incident thereto recorded in Volume 297, Page 162, and Volume 297, Page 164, in the Probate Office of Shelby County, Alabama.
Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 313, Page 36, in said Probate Office.
Right of way to South Central Bell Telephone Co., as recorded in Volume 313, Page 713, in said Probate Office.
25 foot easement along rear lot line and 10 foot easement along East lot line as shown on recorded plat.

$59,400 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said William E. Albans and Kathy J. Albans as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Harbar Homes, Inc. does for itself, its successors and assigns, covenant with said William E. Albans and Kathy J. Albans heirs and assigns, that it 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 William E. Albans and Kathy J. Albans, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Harbar Homes, Inc. has hereunto set its signature by DENNEY BARROW its VICE President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 29th day of June, 1979.

ATTEST:

Secretary.

By Denney Barrow
Vice President

James Burford

FORM #ATC-6

BOOK 320 PAGE 550

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.
615 No. 21st Street Birmingham, Ala.

19790710000086040 2/2 $.00
Shelby Cnty Judge of Probate,AL
07/10/1979 12:00:00AM FILED/CERT

BOOK 320 PAGE 551

State of Alabama

JEFFERSON **COUNTY;**

I, James F. Burford, III, a Notary Public in and for said county in said state, hereby certify that DENNEY BARROW, whose name as VICE President of the Harbar Homes, Inc., a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge 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 29th day of June, ~~1979~~

Notary Public

See Mtg 393 - 631

Deed tax 15.00
rec. 3.00
ind 1.00
19.00

JUL 10 AM 8 51

JUDGE OF PROBATE