

This instrument was prepared by

LARRY L. HALCOMB

ATTORNEY AT LAW

(Name)

3512 OLD MONTGOMERY HIGHWAY

HOMEWOOD, ALABAMA 35209

(Address)

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty six thousand nine hundred fifty and no/100 (\$66,950.00) 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

Nolan D. Downs and Barrett H. Downs

(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 20 according to the survey of Old Mill Trace, as recorded in Map Book 7, page 99 A&B, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1980.

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

\$ 57,450.00 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, unless otherwise noted above, 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 30th day of April 19 80

ATTEST:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DATE AND TIME FILED

Secretary

1980 MAY -2 AM 9:00

By

HARBAR HOMES INC.

Vice President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

JUDGE OF PROBATE

12-00

a Notary Public in and for said County in said

I, Larry L. Halcomb  
State, hereby certify that Denney Barrow  
whose name as Vic 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 30th day of

April

19 80