

438

19800716000077730 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/16/1980 00:00:00 FILED/CERTIFIED

This instrument was prepared by
LARRY L. HALCOMB
ATTORNEY AT LAW
(Name) **3512 OLD MONTGOMERY HIGHWAY**
(Address) **HOMEWOOD, ALABAMA 35209**

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 and no/100 (\$66,900.00) 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

Michael K. McCormick and Ann M. McCormick

(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 7, 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.

Minerals and mining rights excepted.

Subject to taxes for 1980.

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

BOOK .327 PAGE 520

\$ 59,500.00 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 President, *B. J. Harris* who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of July 19 80

ATTEST:
HARBAR HOMES, INC.
By *[Signature]* President
Secretary *[Signature]*

STATE OF ALABAMA JUL 16 AM 10:38
COUNTY OF JEFFERSON
See Reg. 403-915
Dead tax - 750
Rec. 150
Ind. 100
1000

I, **Larry L. Halcomb** a Notary Public in and for said County in said State, hereby certify that ***B. J. Harris*** 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 **11th** day of **July** 19 **80**
[Signature]
Notary Public