

This instrument was prepared by



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Shelby Cnty Judge of Probate, AL
03/02/1981 00:00:00 FILED/CERTIFIED

(Name) Larry L. Halcomb, Attorney at Law
(Address) 3512 Old Montgomery Highway, Homewood, AL 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 Sixty six thousand seven hundred fifty and no/100 (\$66,750.00)

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

Joel T. Smith and Pollyann F. Smith

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

Subject to taxes for 1981.

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

\$60,000.00 of the purchase price was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

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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 con-
tingent 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 encum-
brances,

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 7 day of February 19 81

ATTEST:

SECRETARY
HARBAR HOMES, INC.
By Denney Barrow
Vice President

1981 MAR -2 AM 9:23

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

Notary Public
J. L. Halcomb

Deed 7.00
Rec 1.50
Ind. 1.00
9.50
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I, Larry L. Halcomb
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, 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 7 day of February 19 81

Jefferson Federal Savings & Loan Association
215 North 21st Street
Birmingham, Alabama 35203

Larry L. Halcomb
Notary Public