

This instrument was prepared by



19810302000023900 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
03/02/1981 00:00:00 FILED/CERTIFIED

(Name) Neil C. Clay
(Address) 1711 3rd Ave. North Birmingham, Alabama 35020

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 Seven Thousand Seven Hundred Fifty and No/100---- (\$67,750.00)-Doll.

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

David H. Cooper and wife, Betsy A. Cooper

(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 24 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:
Ad valorem taxes due October 1, 1981.
30' building line as shown by recorded map.
10' easement on rear as shown by recorded map.
Right of way to Alabama Power Company recorded in Vol. 249, page 189 and
Vol. 249, page 191, in the Probate Office of Shelby County, Alabama.
Restrictions as shown by recorded map.
Restrictions recorded in Misc. Vol. 34, page 697, in said Probate Office.

\$54,200.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith delivery of this deed.

BOOK 331 PAGE 408

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

1981 MAR -2 AM 9:53

Thomas A. Shores, Jr. Recd - 1.58
JUDGE OF PROBATE Ind. 1.00
See Mtg. 410-238 16.35

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, 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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of February 19 81
HARBAR HOMES, Inc.

ATTEST:

By *[Signature]* President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that
whose name as 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 25th day of February 19 81

[Signature]
Public