

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

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Shelby Cnty Judge of Probate, AL
05/12/1981 00:00:00 FILED/CERTIFIED

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama**

STATE OF ALABAMA }
COUNTY OF **SHILBY** } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **Seventy four thousand nine hundred and no/100 (\$74,900.00) 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
Brian James Monti and Laura K. Monti

(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 59 according to Valley Station Second Sector as recorded in Map Book 7, page 48,
in the Probate Office of Shelby County, Alabama.**

Minerals and mining rights excepted.

Subject to taxes for 1981.

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

BOOK 332 PAGE 795

**\$ 50,000.00 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 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 President, B.J. Harris
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of May 1981**

ATTEST:

STATE OF **ALABAMA**
COUNTY OF **JEFFERSON**

Larry L. Halcomb
State, I hereby certify that **B.J. Harris**
whose name is subscribed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
a corporation, is duly organized under the laws of the State of Alabama, and with full authority, executed the same voluntarily for and as
the act and deed of said corporation.

Harbar Homes, Inc.
By *[Signature]* President
Recd TAX 25.00
Rec 1.50
Just 1.00
57.50

a Notary Public in and for said County in said

[Signature]
Notary Public