

Send tax to: James A. Haggerty, Jr.
2400 Chandawood Drive
Pelham, AL 35124

1035

This instrument was prepared by
LARRY L. HALCOMB

(Name) ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
(Address) HOMEWOOD, ALABAMA 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 four thousand eight hundred fifty and no/100 (\$64,850.00) 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

James A. Haggerty, Jr. and Janis M. Haggerty

(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 272, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded
in Map Book 7, page 50, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1983.

Subject to restrictions, easements, rights of way and agreement of record.

19830131000013110 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/31/1983 00:00:00 FILED/CERTIFIED

BOOK 344 PAGE 864

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

1983 JAN 31 AM 9:39

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

See Mtg 426-913

Head tax - 6.00
Res. 1.50
Ad. 1.00
8.50

\$ 58,850.00 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 28th day of January 19 83

ATTEST:

Harbar Homes, Inc.

By *B.J. Harris*
President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, Larry L. Halcomb a Notary Public in and for said County in said
State, hereby certify that B.J. Harris
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 28th day of January 19 83

Larry L. Halcomb
Notary Public
1123136