

This instrument was prepared by

226

GEORGE P. HARDEN

2929 - Berkeley Dr.
B'ham - 35642

(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 Ten Dollars (\$10.00) and other valuable consideration

to the undersigned grantor, Osborn Enterprises, 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

George P. Harden and wife, Peggy A. Harden

(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

Lot 5, Block 1, according to the Plat of Woodford, a subdivision of Inverness,
as recorded in Map Book 8, Page 51, in the Office of the Judge of Probate of
Shelby County, Alabama.

This conveyance is subject to the following:



19830204000016240 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
02/04/1983 00:00:00 FILED/CERTIFIED

1. Ad Valorem taxes due and payable October 1, 1983.
2. Said property is subject to those Protective Covenants or Restrictions recorded
in Miscellaneous Book 39 Pages 380-394 in the Office of the Judge of Probate
of Shelby County, Alabama.
3. Easements, rights of way, and set-back lines of record.
4. Mineral and mining rights not owned by GRANTOR.
5. Any applicable zoning ordinances.

BOOK 344 PAGE 977

INSTRUMENT WAS FILED
1983 FEB -4 PM 2:06
Thomas A. [Signature]
JUDGE OF PROBATE

Deed tax - 14.00
Rec 1.50
Ord. 1.00
16.50

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, Gary S. Osborn
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of February 19 83

ATTEST:

OSBORN ENTERPRISES, INC.

By GARY S. OSBORN

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Gary S. Osborn
whose name as President of Osborn Enterprises, 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, Osborn Enterprises, Inc.

1st day of February

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Melissa Sullivan

Notary Public

My Commission Expires November 9, 1985

FEDERAL SAVINGS ASSOCIATION
MEMBER BRANCH