

(Name) **Larry L. Halcomb, Attorney at Law**Scott A. Smith
2509 Dalton Drive
Pelham, AL 35124(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 eight thousand five hundred forty six and no/100 (\$68,546.00)**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

Scott A. Smith and Colleen B. 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 262 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, agreements, building lines and right-of-way of record.

BOOK 345 PAGE 477

RECORDED
FEBRUARY 1983
INSTRUMENT WAS FILED

1983 MAR -3 AM 10:15

Thomas A. Smith, Jr.
CLERK OF PROBATESee Mtg 427-944
See d. 14.00
Rec 1.50
Ord. 1.00
16.50

\$54,800.00 of the purchase price was paid from the proceeds of 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 contingent 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 encumbrances,

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 February 19 83

ATTEST:

HARBAR HOMES, INC.

By

President

Secretary

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 February

19 83

Larry L. Halcomb

Notary Public

My Commission Expires 1/23/86