

This instrument was prepared by

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

6  
SEND TAX NOTICE TO:  
Stephen John Kozak

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 Nineteen thousand four hundred and no/100 (\$19,400.00)

to the undersigned grantor, **Harbar Homes, Inc.**

(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

**Stephen John Kozak and Lucy Ann Kozak**

(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 13, according to the survey of Meadow Brook, 6th Sector as recorded in Map Book 8, page 44 in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1983.

Subject to easements, agreements, restrictions and right-of-way of record.

Mineral and mining rights excepted.

BOOK 346 PAGE 52

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

1983 APR -1 AM 9:02

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

*Deed tax - 19.50*  
*Rec. 1.00*  
*Adm. 1.00*  
*22.00*

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 Vice President, **Denney Barrow** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of March 1983

ATTEST:

**Harbar Homes, Inc.**

By *Denney Barrow*  
Vice 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 **Denney Barrow**  
whose name as Vice 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 29th day of March 1983

*Larry L. Halcomb*  
Larry L. Halcomb

Notary Public