

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35226

SEND TAX NOTICE TO:
Marcus E. Leavitt
2330 Chandawood Drive
Pelham, AL

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)

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

Marcus E. Leavitt and Cynthia L. Leavitt
(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 269, 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, building lines, agreements and right-of-way of record.

\$58,350.00 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 31st day of March 19 83

ATTEST:

Harbar Homes, Inc.

By B.J. Harris Pres.
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

STATE OF ALA. SHELBY CO.
I CERTIFY THAT
NOTARIAL INSTRUMENT WAS FILED

1983 APR -4 PM 12:06
See Mtg 429-291

I, Larry L. Halcomb
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.

Sub. 6.50
Rec. 1.50
Pub. 1.00
9.00

a Notary Public in and for said County in said

Given under my hand and official seal, this the 31st day of March

[Signature]
Notary Public

My Commission Expires 1/23/85

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