

This instrument was prepared by

1276

SEND TAX NOTICE TO:

Steven B. Loftin

2317-CHANDALWOOD DR.

PELHAM, AL 35124

(Name) LARRY L. HALCOMB

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 and no/100 (\$64,000.00) _____

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

Steven B. Loftin and Diane M. Loftin

(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 240, 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, agreement, right-of-way, building lines and easements of record.

83
PAGE
348
BOOK

\$ 64,000.00 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 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 24th day of June 19 83

ATTEST:

Harbar Homes, Inc

By *B.J. Harris* President

STATE OF Alabama
COUNTY OF Jefferson

1983 JUN 27 AM 10:37
Notary 432-867
Thomas A. Shover, Jr.
NOTARY PUBLIC

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 24th day of June 19 83

Larry L. Halcomb
Notary Public

My Commission Expires 1/2