

This instrument was prepared by

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

SEND TO NO. 1
James W. Burroughs
1755 Indian Hills Road
Pelham, AL 35124

989

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 Seventy thousand eight hundred fifty and no/100 (\$70,850.00)

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

James W. Burroughs and Karen S. Burroughs

(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 Chaparral, First Sector, Phase II,
as recorded in Map Book 8, page 114 in the Probate Office of Shelby County,
Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1983.

Subject to easement, building lines and right-of-way of record.

BOOK 348 PAGE 612

\$ 60,850.00 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 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, B.J. Harris
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of July 19 83

ATTEST:

STATE OF ALA. SHELBY CO.

Harbar Homes, Inc.

By

President

STATE OF Alabama
COUNTY OF Jefferson

1983 JUL 25 AM 10:13
Utg 434-189
NOTARY PUBLIC

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,

Given under my hand and official seal, this the 22nd day of July 19 83

Notary Public

My Commission Expires 1/23/86