

(Name) **LARRY L. HALCOMB**
 (Address) **3512 OLD MONTGOMERY HIGHWAY**
HOMEWOOD, ALABAMA 35208

29 Ashford Circle
 Birmingham, AL 35244

872

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 five thousand nine hundred fifty and no/100 (\$75,950.00)

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

Fred Guinn and Shirley Guinn

(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 29-A, according to a Resurvey of Lots 25, 26, 27, 28, 29, 30, 31, and 32, of the amended map of Chase Plantation, as recorded in Map Book 8, page 117 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1983.

Subject to restrictions, easements, modification of easement, right-of-way and agreement with Alabama Power Company of record.

\$ 71,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 DEED WAS FILED
 See Mtg 435-P-287
 1983 AUG 17 AM 10:31

Deed tax 5.00
 Rec. 1.50
 Ad. 1.00
 7.50

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 16th day of August 19 83

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 16th day of August 19 83

Larry L. Halcomb
 Notary Public
 My Commission Expires 1/23/86

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