

This instrument was prepared by

Clarke M. Lundell
5122 Colonial Park Road
Birmingham, AL

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 38206

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 Eighty seven thousand sixty five and no/100 (\$87,065.00)

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

Clarke M. Lundell and Karen P. Lundell

(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 48, 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 restrictions, right-of-way and agreement with Alabama Power Company of record.

\$ 78,350.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 September 1983

ATTEST:

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

Harbar Homes, Inc.

By

Vice

President

1983 SEP 19 AM 10:55

Seal Mtg #36-635

STATE OF Alabama
COUNTY OF Jefferson

Deed TAX 9.00
Rec 1.50
Ind 1.00
11.50

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 September 1983

Notary Public

My Commission Expires 1/23/86