

**This instrument was prepared by**

Send tax notice to:  
Harvey A. Shores  
2041 Lakemoor Drive  
Birmingham, AL 35244

(Name).....~~LARRY L. HALCOMB~~

ATTORNEY AT LAW

(Address)..... 3512 OLD MONTGOMERY HIGHWAY

10MEW0007 - HUSBANDS WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF Shelby

**KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of One hundred fifty nine thousand nine hundred and no/100 (\$159,900.00)

to the undersigned grantor, Mangrum Homes, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Harvey A. Shores and Rachel H. Shores

(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 38, according to survey of Riverchase Country Club, Third Addition, as recorded in Map Book 7 Page 53 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1984.

Subject to restrictions, notice of compliance certificate, easements and agreement with Alabama Power Company of record.

\$ 110,000.00 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, Erwin H. Mangrum who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19 day of December 19 83.

**ATTEST:**

Mangrum Homes, Inc.

By Ernest H. Mangrum  
President

STATE OF Alabama  
COUNTY OF Jefferson

I. Larry L. Halcomb

State, hereby certify that Erwin H. Mangrum  
whose name as President of Man...

whose name as President of Mangrum 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 19th day of December 1983

Larry L. Halcomb

**Notary Public**

First At, Bank

my commission expires [redacted] 12/3/86