

This instrument was prepared by

(Name)

(Address)

LARRY L. HALCOMB

ATTORNEY AT LAW

3512 OLD MONTGOMERY HIGHWAY

HOMEWOOD, ALABAMA 35008

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Send tax notice to:

Donald Wayne Crow

1762 Indian Hill Road

Pelham, AL

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy three thousand six hundred and no/100 (\$73,600.00) -----

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

Donald Wayne Crow and Linda M. Crow

(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 10, 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 1984.

Subject to restrictions, easements, building lines and right-of-ways of record.

\$58,700.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

RECORDED  
INDEXED  
See Mtg 142-19  
1984 JAN 16 AM 11:43  
2 Thoms. G. Jackson, Jr.  
CLERK OF DISTRICT COURT

Deed tax - 1500  
Rec - 150  
Ind - 100  
1750

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 12 day of January 1984

ATTEST:

Harbar Homes, Inc.  
By *Denney Barrow*  
Vice President

STATE OF Alabama  
COUNTY OF Jefferson

I, Larry L. Halcomb  
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 12 day of January 19 84

*[Signature]*  
Notary Public

My Commission Expires 1985