

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway, Birmingham, Al

SEND TAX NOTICE TO:
David Kenneth Shannon
1775 Indian Hill Road
Pelham, AL 35124

CORPORATION FORM 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 Seventy Seven Thousand Seven Hundred Fifteen and 00/100---(\$77,715.00) Dollar

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

David Kenneth Shannon and Terri Cotton Shannon
(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 21, 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.

Mineral and mining rights excepted.

Subject to taxes for 1984.

Subject to restrictions, building lines, easements, and rights of way of record.

\$62,150.00 of the purchase price was paid from the proceeds of 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, B. J. Harris who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of February 19 84.

ATTEST:

Deed Tax 16.00
Rec 1.50
Jud 1.00
18.50

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

Harbar Homes, Inc.

By

President

STATE OF Alabama
COUNTY OF Jefferson

1984 FEB -8 AM 8:05
443-124
JUDGE OF PROBATE

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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 6th day of February 19 84

Notary Public

My Seal Expires 1/23/86