

This instrument was prepared by

Send tax notice
Andrew R. Sheppard
1774 Indian Hill Road
Pelham, AL

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 36606

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 nine thousand eight hundred and no/100 (\$79,800.00)

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

Andrew R. Sheppard and Donna P. Sheppard

(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 4, 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.

\$ 75,810.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

BOOK 355 PAGE 482

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 con-
tingent 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 encum-
brances,

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 11th day of May 1984

ATTEST:

Deed Tax 4.00
Rec 1.50
Ind 1.00
6.50

STATE OF Alabama, Inc.
I CERTIFY
INSTRUMENT BY B.J. Harris
President

1984 MAY 14 AM 10:58

Lee Mt 448-574

JUDGE OF PROBATE

STATE OF Alabama
COUNTY OF Jefferson

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,

Given under my hand and official seal, this the 11th day of May

My Commission Expires 1/23/85