

This instrument prepared by

Send tax notice to:  
Richard Bruce Martin  
1782 Indian Hill Road  
Pelham, AL

(Name) LARRY L. HALCOMB  
ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY  
HOMEWOOD, AL 36208

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

Sixty seven thousand two hundred forty five and no/100 (\$67,245.00)

Harbar Homes, Inc.

to the undersigned grantor,

(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

a corporation,

Richard Bruce Martin and Elaine Burch Martin

(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 30, 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.

\$ 62,245.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
See pty 449-857 deed to 500  
1984 JUN -1/ AM 11:24 Ref 50  
\$ 100  
7.50

J. Thomas P. Henderson, Jr.  
JUDGE OF PROBATE

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 30th day of May 19 84

ATTEST:

Harbar Homes, Inc.

By

President

Secretary

STATE OF Alabama  
COUNTY OF Jefferson

I, Larry L. Halcomb

a Notary Public in and for said County in said

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 30th day of May

My Commission Expires 1/23/86