

This instrument was prepared by

(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW
(Address) **3512 OLD MONTGOMERY HIGHWAY**
HOMewood, ALABAMA 36206

Send tax notice to:

Earl R. Irving
22 Chase Plantation Parkway
Birmingham, AL

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 **Eighty eight thousand and no/100 (\$88,000.00)** _____

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

Earl R. Irving and Janet M. Irving

(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 22, according to the Amended map of Chase Plantation, Second Sector, as recorded in Map Book 8, page 159 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1984.

Subject to protective covenants, restrictions, right-of-ways, easements, notice of compliance certificate, release of damages, and agreement with Alabama Power Company of record.

Subject to any applicable zoning ordinances.

\$ 83,000.00 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 entry 449-952
1984 JUN 4 AM 10:42

Thomas W. Shumaker, Jr.
JUDGE OF PROBATE

*Recd tax 500
Rec. 150
Sub. 100
750*

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 31st day of May 19 84

ATTEST:

Harbar Homes, Inc.

By _____

Denney Barrow
Vice President

President

STATE OF Alabama
COUNTY OF Jefferson

I, *Larry L. Halcomb*

a Notary Public in and for said County in said

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,

Given under my hand and official seal, this the **31st**

day of **May**

19 84

[Signature]
Notary Public

My Commission Expires 1/23/86