

This instrument was prepared by

814

Send tax notice to:

Larry S. Dean

3 Chase Plantation Parkway
Birmingham, AL

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 3812 OLD MONTGOMERY HIGHWAY

HOMEWOOD, ALABAMA 35208

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 eight thousand seven hundred and no/100 (\$78,700.00) -----

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

Larry S. Dean and Suzanne M. Dean

(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 3-A, Resurvey of Lots 1, 2, 3, 4, 5, 6, according to the amended map of
Chase Plantation, Second Sector, as recorded in Map Book 8, page 174 in the
Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1984.

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

Subject to any applicable zoning ordinances.

\$ 74,750.00 of the purchase price recited above was paid from 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 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 VicePresident, Denney Barrow
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14 day of June 19 84

ATTEST:

STATE OF ALA. SHELBY CO.
I, George F. James
Notary Public

Harbar Homes, Inc.

By Denney Barrow

Vice

President

STATE OF Alabama
COUNTY OF Jefferson

{ 1984 JUN 18 AM 8:22
Jury #50-762

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,

Given under my hand and official seal, this the 14 day of June

June

My Commission Expires 1/23/86