

This instrument was prepared by
LARRY L. HALCOMB
ATTORNEY AT LAW
3312 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

970

James E. Gates
5275 Birdsong Road
Birmingham, AL 352

STATE OF ALABAMA
COUNTY OF Shelby

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-three thousand twenty-five and no/100 — (\$ 93,025.00)

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

James E. Gates, Jr. and D. Sharon Gates

(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 56, according to the Survey of Sunny Meadows, 2nd Sector, as recorded
in Map Book 9, Page 1 A & B, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1985.

Subject to restrictions, easements, building lines, rights of way and agreement
with Alabama Power Company of record.

The grantor does not warrant title to coal, oil, gas and other mineral interests in, to
or under the land herein conveyed.

\$ 86,700.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

BOOK 018 PAGE 549

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 15th day of February 19 85

ATTEST:

Harbar Homes, Inc.

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

By *B. J. Harris* President

STATE OF Alabama
COUNTY OF Jefferson

1985 FEB 21 AM 10:01

STAMP: Paid TAX 6.50
Dec 2.50
Ind 1.00
10.00

I, Larry L. Halcomb
State, hereby certify that *B. J. Harris*
whose name as President of Harbar Homes, Inc.

a Notary Public in and for said County in said

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 15th day of

February

Larry L. Halcomb
Larry L. Halcomb

Notary Public

My Commission Expires 1/23/86