

This instrument was prepared by

LARRY L. HALCOMB

573

(Name) ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

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

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-seven thousand and no/100 (\$ 87,000.00)

to the undersigned grantor, Hubco, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

John B. Callendar, Jr. and Pamela Sue Callendar

(herein referred to as GRANTEEES) 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 24, according to the survey of Meadow Brook, 11th Sector, as recorded in Map Book 9 page 6 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1985.

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

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BOOK

\$ 69,600.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, R. V. Hubbard who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of February 19 85

ATTEST:

Hubco, Inc.

By *R. V. Hubbard* President

STATE OF Alabama Secretary
COUNTY OF Jefferson I CERTIFY THIS
INSTRUMENT WAS FILED
1985 MAR -6 AM 11:17

I, Larry L. Halcomb
State, hereby certify that R. V. Hubbard
whose name as President of Hubco, 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 28th day of February

Larry L. Halcomb

My Commission Expires 1/23/86

2-29-85

Notary Public

Jefferson