

This instrument was prepared by  
(Name) LARRY L. HALCOMB  
ATTORNEY AT LAW  
(Address) 3312 OLD MONTGOMERY HIGHWAY  
HOMewood, ALABAMA 35209

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-five thousand nine hundred fifty and no/100 — (\$ 85,950.00)

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

John C. Stewart and Brackey Stewart

(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 52, according to the Survey of Chase Plantation, 3rd Sector, as recorded in  
Map Book 9, Page 47 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1985.

Subject to restrictions, easements and agreement with Alabama Power Company or record.

\$ 81,650.00 of the purchase price was paid from the proceeds of a mortgage loan  
closed simultaneously herewith.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>4 50</u>
Mineral Tax		
Recording Fee		<u>2 50</u>
Index Fee		<u>1 00</u>
TOTAL	\$	<u>8.00</u>

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 MAR 29 AM 10:38

*Thomas A. Shaw*  
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 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 Vice President, Denney Barrow  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27 day of March 19 85

ATTEST:

Harbar Homes, Inc.

By *Denney Barrow* Vice 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 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 27th day of March

*Larry L. Halcomb*  
Larry L. Halcomb

My Commission Expires 1/23/86