

This instrument was prepared by

(Name) **LARRY L. HALCOMB**  
ATTORNEY AT LAW  
3812 OLD MONTGOMERY HIGHWAY  
(Address) **HOMERWOOD, ALABAMA 35209**

Raymond A. Steelman  
5287 Birdsong Road  
Birmingham, AL 35243

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-six thousand eight hundred eighty and no/100 — (\$ 86,880.00)

to the undersigned grantor, Harbar Homes, Inc.

(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

Raymond A. Steelman and Velma Gayle Steelman

(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 48, 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, rights of way, building lines and agreement with Alabama Power Company of record.

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

\$ 82,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said 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 President, B. J. Harris who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of April 19 85

ATTEST:

Deed TAX \$ 0.00  
Dec 2.50  
Jud 7.00  
8.50

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

1985 MAY -3 AM 10:31

STATE OF Alabama  
COUNTY OF Jefferson

I, Larry L. Halcomb JUDGE OF PROBATE

State, hereby certify that B. J. Harris whose name as 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 30th day of April

Larry L. Halcomb

My Commission Expires 1/23/88

Harbar Homes, Inc.

By

President

a Notary Public in and for said County in said

