

(Name) **LARRY L. HALCOMB**  
ATTORNEY AT LAW  
3512 OLD MONTGOMERY HIGHWAY  
(Address) **HOMEWOOD, ALABAMA 35200**  
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.**, 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

**Mark S. Werner and Kathryn C. Werner**

(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 Sunny Meadows, 2nd Sector, Phase I, 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, easements and agreement of record.

\$ 82,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

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

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 22 day of May 19 85

ATTEST

**Harbar Homes, Inc.**

By

President

STATE OF Alabama  
COUNTY OF Jefferson

1985 MAY 24 PM 12:48

I, **Larry L. Halcomb**

a Notary Public in and for said County in said

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 22nd day of

May

**Larry L. Halcomb**

My Commission Expires 1/23/86

BOOK 028 PAGE 322

Recd TAX 4.50  
Rec 2.50  
Sub 1.00  
2.00  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED