

This instrument was prepared by
(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW
(Address) **5812 OLD MONTGOMERY HIGHWAY**
HOMewood, ALABAMA 35209

John C. Pegues
113 Chase Plantation Parkway
Birmingham, AL 35244

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 nine hundred fifty and no/100** ——— (\$ 87,950.00)

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. Pegues and Marcia S. Pegues

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

Subject to taxes for 1985.

Mineral and mining rights excepted.

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

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 JUN 12 PM 7:40

Thomas A. Brundage, Jr.
JUDGE OF PROBATE

\$ 83,552.50 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 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 10th day of **June** 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 **10th** day of **June** 19 **85**

Larry L. Halcomb
Larry L. Halcomb

Notary Public

My Commission Expires 1/23/86