

2504

Tony A. Hendrix
5280 Bird Song Road
Birmingham, AL 35243

This instrument was prepared by
LARRY L. HALCOMB
(Name) **ATTORNEY AT LAW**
3512 OLD MONTGOMERY HIGHWAY
(Address) **HOMEWOOD, ALABAMA 35208**

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 eight hundred thirty and no/100 — (\$ 85,830.00)**

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

Tony A. Hendrix and Marie L. Hendrix

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

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

\$ 68,650.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 JUN 24 AM 9:35
JUDGE OF PROBATE

Deed to -1750
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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 14th day of June 19 85

ATTEST:

Harbar Homes, Inc.
By *B. J. Harris* President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

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 **14th** day of **June** **19 85**

Larry L. Halcomb
Larry L. Halcomb Notary Public
My Commission Expires **1/23/86**