

(Name) **LARRY L. HALCOMB**  
ATTORNEY AT LAW  
3512 OLD MONTGOMERY HIGHWAY  
(Address) **HOMESWOOD, ALABAMA 35206**  
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)—Dollars

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

Stephen R. Nixon and Lynn P. Nixon

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

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

\$73,800.00 of the purchase price recited above was paid from the proceeds of a mortgage loan  
closed simultaneously herewith.

#### RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>13.50</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>17.00</u>

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

1985 JUL -1 AM 9:59

*Thomas A. [Signature]*  
JUDGE

BOOK 032 PAGE 536

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 27th day of June 19 85

ATTEST:

HARBAR HOMES, INC.

By *B. J. Harris* President

Secretary

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, Larry L. Halcomb  
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 27th day of June

19 85

*Larry L. Halcomb*  
LARRY L. HALCOMB

Notary Public

My Commission Expires 1/23/86