

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
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Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy six thousand eight hundred and NO/100ths—(\$76,800.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, David Smelcer and wife Susan B. Smelcer (herein referred to as grantors) do grant, bargain, sell and convey unto

John Michael Harbor and wife, Catherine Dupree Harbor (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 3, Block 6, according to the survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, page 82, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Handwritten initials: JMH, CDH

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$72,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 719 Valley View Road, Pelham, Alabama 35124.

BOOK 032 PAGE 874
BOOK 028 PAGE 561

THIS CORRECTIVE DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION.

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS INSTRUMENT IS A CORRECTIVE DEED
CORRECTING
1985 JUL -3 PM 1:41
Thomas J. ...
JUDGE OF PROBATE

Rec. 250
700
360

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 24th day of May 1985

WITNESS:

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS INSTRUMENT IS A CORRECTIVE DEED
CORRECTING
1985 MAY 29 AM 9:33
Thomas J. ...
JUDGE OF PROBATE

Local Tax 4.00
Rec 2.50
Seal 1.00
7.50

David Smelcer (Seal)
Susan B. Smelcer (Seal)
Susan B. Smelcer (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, The undersigned hereby certify that David Smelcer and wife, Susan B. Smelcer, a Notary Public in and for said County, in said State, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, A. D., 1985