

This instrument was prepared by

(Name) LARRY L. HALCOMB  
ATTORNEY AT LAW  
(Address) 3512 OLD MONTGOMERY HIGHWAY  
HOMESBORO, ALABAMA 35209

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Nine Thousand and no/100 (\$79,000.00) ----- DOLLARS,  
to the undersigned grantor, Harbar Homes, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,  
the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Karen M. Francis

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to wit:

Lot 35, 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.

Minerals and mining rights excepted.

Subject to taxes for 1985.

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

\$75,050.00 of the purchase price recited above was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		4.00
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	7.50

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

1985 AUG -5 PM 2:40

*Thomas A. Lawrence, Jr.*  
JUDGE OF PROBATE

036 PAGE 662

LIBER

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or  
their heirs and assigns, that it 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 GRANTEE, his, her or their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its  
authorized to execute this conveyance, hereto set its signature and seal,

Vice President, who is

this the 1st day of August, 1985

ATTEST:

HARBAR HOMES, INC.

Secretary

By

*Denney Barrow*

Vice 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 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 1st day of August, 1985

My Commission Expires 1/23/86