

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35208

J. Steven Roy
3632 Robin Circle
Birmingham, AL 35243

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)

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

J. Steven Roy and Traci L. Roy
(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 48, according to the Survey of Sunny Meadows, 3rd Sector, as recorded
in Map Book 9, Pages 91 A & B in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1986.

Subject to restrictions, building lines, easements and rights of way of record.

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

\$ 82,525.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

I CERTIFY THIS
INSTRUMENT WAS FILED

1985 DEC 17 AM 11:46

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Deed tax - 4.50
2.50
1.00
8.00

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 13th day of December 1985

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 13th day of December 19 85

Larry L. Halcomb

Notary Public

My Commission Expires 1/23/86

BOOK 053 PAGE 856