

This instrument was prepared by

1394

Send tax notice to:
Bruce S. Smith
5437 Sunrise Drive
Birmingham, AL 35243

(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW

(Address) **3512 OLD MONTGOMERY HIGHWAY
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-six thousand eight hundred seventy-five and no/100 ---- (\$ 86,875.00)

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

Bruce S. Smith and June F. Smith

(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 14, 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, 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.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		450
Mineral Tax		
Recording Fee		250
Index Fee		100
TOTAL		800

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

1986 JAN 17 AM 10:06

Thomas A. L. L. L. L.
JUDGE OF PROBATE

\$ 82,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 15th day of January 1986

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 15th day of January 1986

Larry L. Halcomb Notary Public

My Commission Expires 1/23/86

BOOK 057 PAGE 673