

This instrument was prepared by **LARRY L. HALCOMB**
ATTORNEY AT LAW
(Name) **3612 OLD MONTGOMERY HIGHWAY**
(Address) **HOMEWOOD, ALABAMA 35209**

Send tax notice to:
Jerry J. Montalbano
3636 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 **Ninety-six thousand and no/100** ----- (**\$ 96,000.00**)

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
Jerry J. Montalbano and Sandra G. Montalbano

(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 47, according to the Survey of Sunny Meadows 3rd Sector as recorded
in Map Book 9, page 91 A and B in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1986.

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

\$ 71,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

BOOK 066 PAGE 196

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

1986 APR -1 AM 10:41

Thomas J. Harrison, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 250.00
2. Mtg. Tax 250
3. Recording Fee 1.00
4. Indexing Fee 28.50
TOTAL 28.50

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 **28th** day of **March** 19 **86**

ATTEST:

Harbar Homes, Inc.

By

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 **28th** day of **March** 19 **86**

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1991