

Send Tax Notice to:

This instrument was prepared by

(Name) LARRY L. HALCOMB 1286 Alfred L. Brannen II
ATTORNEY AT LAW 5404 Sunrise Drive
(Address) 3312 OLD MONTGOMERY HIGHWAY Birmingham, Al 35243
HOMEWOOD CORPORATION, ROSEN 256 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 One hundred five thousand seven hundred and no/100 (105,700.00)

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

Alfred Lynne Brannen, II and Cynthia J. Brannen

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

Subject to taxes for 1986

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

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

\$ 95,100.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 SEP 17 PM 3:46
JUDGE OF PROBATE

1. Deed Tax \$ 400
2. Mtg. Tax 250
3. Recording Fee 100
4. Indexing Fee 100
TOTAL 1450

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 15th day of September 1986

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 15th day of September 1986

Larry L. Halcomb Notary Public

My Commission Expires January 23, 1990