

This instrument was prepared by

(Name) **LARRY L. HALCOMB**

(Address) **5512 OLD MONTGOMERY HIGHWAY  
HOMEWOOD, ALABAMA 35226**

Send tax notice to:

**Allen C. Chance  
5405 Sunrise Drive  
Birmingham, AL 35243**

**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 eighteen thousand five hundred and no/100 (118,500.00)**

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

**Allen Chris Chance and Katherine A. Chance**

(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 6-A, 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 1987.

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.

\$94,800.00 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 **October** **1986**

ATTEST:

**Deed TAX 24.00  
Rec 2.50  
Ind 1.00  
27.50**  
**STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
STATE OF Alabama  
COUNTY OF Jefferson } 1986 OCT 17 PM 12:09**

**Harbar Homes, Inc.**  
By **B. J. Harris**  
President

**L. Larry L. Halcomb** a Notary Public in and for said County in said State, hereby certify that **B. J. Harris** 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 **October**

**Larry L. Halcomb**

My Commission Expires January 23, 1990