

This instrument was prepared by

1638

Send tax notice to:

(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW
5512 OLD MONTGOMERY HIGHWAY
(Address) **HOMERWOOD, ALABAMA 35209**

Stanley J. Viner
5412 Sunrise Drive
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 One hundred thousand six hundred seventeen and no/100 (100,617.00)

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

Stanley J. Viner and Brigitte B. Viner

(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 59, 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.

\$90,550.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

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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 17th day of October 19 86

ATTEST:

Deed TAX 10.50
Rec 2.50
Jud 1.00
TH.00

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

Harbar Homes, Inc.

By **B. J. Harris** President

STATE OF Alabama
COUNTY OF Jefferson

1986 OCT 20 PM 12:59

I, **Larry L. Halcomb** **Thomas A. Shourden, Jr.**
State, hereby certify that **B. J. Harris** JUDGE OF PROBATE
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 17th day of October

1986

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1990