

This instrument was prepared by

778 LARRY L. HALCOMB

ATTORNEY AT LAW

(Name) 3512 OLD MONTGOMERY HIGHWAY

(Address) HOMEWOOD, ALABAMA 35209

SEND TAX NOTICE TO:

Robert D. Francis
3653 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 One hundred one thousand five hundred fifty and no/100 (101,550.00)

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

Robert D. Francis and Frances E. Baker Francis

(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, AL, to wit:

Lot 42, 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.

\$96,400.00 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 VicePresident, Denney Barrow
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of April 19 87

ATTEST:

Deed Tax 5.50
Rec 2.50
Ind 1.00
9.00

STATE OF Alabama
COUNTY OF Jefferson

I, Larry L. Halcomb
State, hereby certify that Denney Barrow
whose name as Vice 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,
JUDGE OF PROBATE

Harbar Homes, Inc.

By

Denney Barrow
1987 MAY 11 AM 8:21
JUDGE OF PROBATE

a Notary Public in and for said County in said

Given under my hand and official seal, this the 30th day of April

Larry L. Halcomb

My Commission Expires January 23, 1990