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This instrument was prepared by **LARRY L. HALCOMB**  
ATTORNEY AT LAW  
(Name) **3512 OLD MONTGOMERY HIGHWAY**  
(Address) **HOMEWOOD, ALABAMA 35209**

SEND TAX NOTICE TO:  
**Paul Broderick**  
**5440 Sunrise Drive**  
**Birmingham, Al 35243**

STATE OF ALABAMA  
COUNTY OF SHELBY

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred ten thousand and no/100 (110,000.00)

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

**Paul Broderick and Katherine E. Broderick**

(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 26, 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 and rights of way of record.

The grantor does not warrant title to minerals and mining rights.

\$88,000.00 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

1987 AUG -5 PM 1:28

*Thomas C. Henderson, Jr.*  
JUDGE OF PROBATE

1. Deed Tax \$ 22.00  
2. Mtg. Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 25.50

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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 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 31st day of July 19 87

ATTEST:

**Harbar Homes, Inc.**

By *B. J. Harris* President

STATE OF Alabama  
COUNTY OF Jefferson

I, **Larry L. Halcomb**,  
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 31st day of July

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*Larry L. Halcomb*  
**Larry L. Halcomb**

Notary Public

My Commission Expires January 23, 1990