

This instrument was prepared by

(Name)

LARRY L. HALCOMB

ATTORNEY AT LAW

(Address)

3512 OLD MONROE HIGHWAY

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 eight thousand eight hundred sixty and no/100 (108,860.00)

to the undersigned grantor, Harbar Homes, Inc.

(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

Larry W. Harris and Nancy Yvonne Harris

(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 16, 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, easement, building lines and right of way of record.

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

BOOK 152 PAGE 482

\$87,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

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 23rd day of September 19 87

ATTEST:

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

1987 SEP 24 AM 9:46

STATE OF Alabama
COUNTY OF Jefferson

I, Larry L. Halcomb, JUDGE OF PROBATE

State, hereby certify that

whose name as B. J. Harris

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 23rd

day of September

19 87.

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1990