

This instrument was prepared by
(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW

(Address) **3512 OLD MONTGOMERY HIGHWAY**
HOMEWOOD, ALABAMA 36008

Send Tax Notice To:
James D. Montague
317 Chase Plantation Circle
Birmingham, Alabama 35244

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
Ninety one thousand seven hundred fifty & No/100 (91,750.00)

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

James D. Montague & Jean V. Montague

(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 9, according to the Survey of Chase Plantation, Third Sector, as recorded in
Map Book 9, page 47 A & B, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1988.

Subject to restrictions, easements and agreement with Alabama Power Co. of record.

BOOK 170 PAGE 568

1. Deed Tax \$ 40.00
2. Mtg Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 43.50

\$52,000.00 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 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 Vice President, **Denney Barrow**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **5th** day of February 19 **88**

ATTEST:

Harbar Homes, Inc.
By *Denney Barrow* Vice President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 FEB -9 AM 10:33

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 does as 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 **5th** day of **February** 19 **88**

Larry L. Halcomb
Notary Public

My Commission Expires January 23, 1990