

This instrument was prepared by

(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW

(Address) **5512 OLD MONTGOMERY HIGHWAY**
HOMWOOD, ALABAMA 35895

Send Tax Notice To:

Jim Pihakis

4348 Heritage View Road
Birmingham, Alabama 35243

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 thirteen thousand five hundred seventy five & No/100 (113,575.00)

to the undersigned grantor, **Harbar Construction Co., 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

Jim Pihakis and Mary Pihakis

(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 53, according to the Survey of Heritage Oaks, as recorded in Map Book 11, page
23 A and B, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1988.

Subject to restrictions, building lines, and right-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.

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1. Deed Tax \$ 11.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 15.00

\$102,200.00 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 19th day of February 19 88

ATTEST:

Harbar Construction Co., Inc.

By **Denney Barrow** President

STATE OF ALA. SHELBY
I CERTIFY THAT
INSTRUMENT WAS FILED

STATE OF ALABAMA
COUNTY OF JEFFERSON } 88 FEB 22 AM 8:36

I, **Larry L. Halcomb** a Notary Public in and for said County in said
State, hereby certify that **Denney Barrow**
whose name as **VICE** President of **Harbar Construction Co., 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,

Given under my hand and official seal, this the 19th day of February

1988

Larry L. Halcomb
Notary Public

My Commission Expires January 23, 1990