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Cahaba Title, Inc.

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1988

This instrument was prepared by:
(Name) LARRY L. HALCOMB
(Address) ATTORNEY AT LAW
3812 OLD MONTGOMERY HIGHWAY

Send Tax Notice to:
(Name) John Paul Ivey
(Address) 4117 Heritage Oaks Circle
Birmingham, Alabama 35243

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty thousand & No/100 (120,000.00)

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
John Paul Ivey & Debra J. Ivey

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

Subject to taxes for 1988.

Subject to restrictions, building lines and right-of-way to Alabama Power Company of record.

BOOK 177 PAGE 63

STATE OF ALABAMA, SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
88 MAR 28 AM 10:21
JUDGE OF PROBATE

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

\$96,000.00 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 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 Vice President, Denney Barrow who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of March 19 88

ATTEST: _____
Secretary
By Denney Barrow
Vice President
1. Doc. Tax \$ 24.00
2. Mig. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 27.50
STATE OF ALABAMA }
COUNTY OF JEFFERSON } a Notary Public is and for said County in said

I, Larry L. Halcomb
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 is 24th day of March 1988

1/23/90
Commission Expires

Larry L. Halcomb Notary Public