

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

457

This instrument was prepared by:

(Name) LARRY L. HALCOMB

(Address) ATTORNEY AT LAW

Send Tax Notice to:

(Name) Magnolia Seagraves

(Address) 502 Chase Plantation Parkway
Birmingham, Alabama 35244

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 Ninety thousand & No/100 (90,000.00)

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

Magnolia W. Seagraves & Joyce S. Parker

(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 2, according to the Survey of Chase Plantation, Fifth Sector, as recorded in Map
Book 11, page 22 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 Company of record.

BOOK 178 PAGE 811

68 APR -7 AM 9:42

1. Deed Tax \$ 90.00
2. Mrg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 93.50

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 Vice President, Denney Barrow
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of April 1988

ATTEST:

Secretary

Harbar Homes, Inc.
By Denney Barrow
President

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 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,

Given under my hand and official seal, this is 5th day of April 1988

1/23/90

Commission Expires

Larry L. Halcomb Notary Public