

Send Tax Notice To:

Eric Lee Thomas

1431

This instrument was prepared by **LARRY L. HALCOMB**

(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY

(Address) **HOMEWOOD, ALABAMA**
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 **Eighteen thousand nine hundred & NO/100 (\$18,900.00)**

to the undersigned grantor, **Harbar Construction Company, 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

Eric Lee Thomas & Lynn Marie Thomas

(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 48, according to the survey of Woodvale, as recorded in Map Book 12, pages 21 and 22, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1988.

Subject to easements and building line of record.

BOOK 190 PAGE 104

1. Deed Tax	\$ 19.00
2. Mig Tax	_____
3. Recording Fee	2.50
4. Subscribing Fee	1.00
TOTAL	22.50

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 **16th** day of **June** 19 **88**

ATTEST:

Harbar Construction Company, Inc.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

By **Denney Barrow**
Vice President President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

88 JUN 17 AM 10:23

I, **Larry L. Halcomb** JUDGE OF PROBATE a Notary Public in and for said County in said State, hereby certify that **Denney Barrow** whose name as **Vice President** of **Harbar Construction Company, 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 **16th** day of **June** 19 **88**

Larry L. Halcomb
Notary Public