

This instrument was prepared by

Send Tax Notice To:

James W. Martin

3101 Chestnut Oak Drive

Birmingham, Alabama

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 8012 OLD MONTGOMERY HIGHWAY

HOMEWOOD ALABAMA 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 Thirty Nine Thousand Five Hundred & No/100 (139,500.00)

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

James W. Martin & Virginia M. Martin

(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 1, according to the Survey of The Fairways at Riverchase as recorded in Map  
Book 13, page 18 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1989.

Subject to restrictions, rights-of-way and easement of record.

BOOK 219 PAGE 272

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 DEC 27 AM 9:00

JUDGE OF PROBATE

1. Deed Tax \$ 139.50  
2. Mig. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 143.00

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 VicePresident, Denney Barrow  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of December 1988

ATTEST:

Harbar Construction Company, Inc.

By Denney Barrow Vice President

Secretary

STATE OF ALABAMA  
COUNTY OF JEFFERSON

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 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 22nd day of December 19 88

Larry L. Halcomb

Notary Public