

1967

This instrument was prepared by **LARRY L. HALCOMB**
(Name) **ATTORNEY AT LAW**
3512 OLD MONTGOMERY HIGHWAY
(Address) **HOMEWOOD, ALABAMA 35209**

Send Tax Notice To:
James Daniel Hildreth
4396 Heritage View Road
Birmingham, AL 35243

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 **One hundred seventeen thousand three hundred forty five & No/100 (117,345.00)**

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 Daniel Hildreth & Claudia R. Hildreth

(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 20, 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 1989.

Subject to restrictions, including restrictions with Alabama Power Company, building
lines, easements and rights-of-way of record.

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

1. Deed Tax \$ 12.00
2. Mtg. Tax 0.00
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 15.50

\$ 105,600.00 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 President, **B. J. Harris**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **27th** day of **January** 19 **89**

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Harbar Construction Company, Inc.
By *B. J. Harris*
President

89 JAN 30 AM 11:36

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, **LARRY L. Halcomb** **NOTARY PUBLIC**
State, hereby certify that **B. J. Harris** a Notary Public in and for said County in said
whose name as 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 **27th** day of **January** 19 **89**

Larry L. Halcomb
Larry L. Halcomb

Notary Public