

This instrument was prepared by:

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(Address) P. O. Drawer 307 - Childersburg, Alabama 35044

CORPORATION FORM WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Seventeen Thousand Seven Hundred and NO/100\$ 117,700.00) Dollars 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 Stuart Brian Schablow and wife, Carol Renee Schablow (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,

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Lot 7, according to the Survey of Heritage Oaks as recorded in Map Book 11, pages 23 A & B in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1989. Subject to restrictions, building line, easement, and right-ways of record.

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 it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted, 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.

* The Grantor does not warrant title to mineral and mining rights.

IN WITNESS WHEREOF, the said GRANTOR, by its President, B. J. Harris, who is authorized to execute this conveyance, has hereunto set his (her) signature and seal this the 3rd day of February, 1989.

ATTEST

B. J. Harris
President

Morris & Graham

STATE OF ALABAMA
COUNTY OF

I, Pamela R. Awley, a Notary Public
in and for said County and said State, hereby certify
that B. J. Harris whose name as President
of Harbar Construction, 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, (s)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 3rd
day of February, 1989.

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Pamela R. Awley
NOTARY PUBLIC
My Commission Expires: 3/9/91

Stuart Brian and Carol Renee Schablow
4220 Heritage Oaks Circle
Birmingham, Alabama

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

89 FEB -7 AM 10:24

Thomas W. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>118.00</u>
2. Mfg Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>124.00</u>