

Send tax notice to: Wayne Brooks
4321 Heritage View Road
Birmingham, Al. 35242

This instrument was prepared by

457

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway, Birmingham, Alabama 35209

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 Sixteen Thousand Six Hundred Forty Five and no/100
(\$116,645.00)

to the undersigned grantor, Harbar Construction Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
Wayne E. Brooks & Dianna D. Brooks

(herein referred to as GRANTEEES) 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 41 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 regarding Alabama Power Company, restrictions, building lines,
easements and rights of way of record.

The grantors do not warrant title to minerals and mining rights.

\$104,900.00 of the purchase price recited above was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

BOOK 246 PAGE 27

1. Deed Tax	\$ 12.00
2. Mtg. Tax	
3. Recording Fee	250
4. Indexing Fee	3.00
TOTAL	1750

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, 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 30th day of June 19 89
Harbar Construction Company, Inc.

ATTEST:

By *B. J. Harris* President

STATE OF ALABAMA
COUNTY OF JEFFERSON

89 JUL 12 PM 1:27

Judge of Probate

I, Larry L. Halcomb

a Notary Public in and for said County in said

State, hereby certify that
whose name as

B. J. Harris
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 30th day of June 19 89

Larry L. Halcomb
Notary Public