

This instrument was prepared by

411

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To:
Larry Randolph Dunagan
4388 Heritage View Road
Birmingham, Alabama 35242

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 nineteen thousand & No/100 (119,000.00)

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

Larry Randolph Dunagan & Linda Lee Dunagan

(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 18, 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 1990.

Subject to restrictions, building line and rights-of-way of record.

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

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\$110,150.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

1	9.00
	2.50
	3.00
	1.00
	15.50

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 29th day of December, 1989

ATTEST:

Harbar Construction Company, Inc.

By *B. J. Harris* President

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

90 JAN -8 AM 10:43

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Larry L. Halcomb, JUDGE OF PROBATE
State, hereby certify that B. J. Harris
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 29th day of December 19 89

Larry L. Halcomb
Larry L. Halcomb Notary Public