

This instrument was prepared by

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

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Send Tax Notice To:  
Dustin L. Schwartz  
4100 Heritage Oaks Circle  
Birmingham, AL 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 twenty eight thousand five hundred thirty three & No/100 (128,533.00)

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

Dustin L. Schwartz & Kathleen Schwartz

(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 69, 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 lines, easements, and rights-of-way to Alabama Power  
Company of record.

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

BOOK 277 PAGE 234

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 FEB -2 PM 12: 59

*Thomas A. Snowling, Jr.*  
JUDGE OF PROBATE

|                  |          |
|------------------|----------|
| 1. Deed Tax      | \$ 11.00 |
| 2. Mtg. Tax      | \$       |
| 3. Recording Fee | \$ 2.50  |
| 4. Indexing Fee  | \$ 3.00  |
| 5. No Tax Fee    | \$       |
| 6. Certified Fee | \$ 1.00  |
| Total            | \$ 17.50 |

\$117,912.00 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 31st day of January, 1990

ATTEST:

Harbar Construction Company, Inc.

By *B. J. Harris* President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Larry L. Halcomb a Notary Public in and for said County in said  
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,

Given under my hand and official seal, this the 31st day of January, 19 90

*Larry L. Halcomb*  
Larry L. Halcomb Notary Public

My Commission Expires January 23, 1994

My Commission Expires January 23, 1994