476

This instrument was prepared by LARRY L. HALCOMB
ATTORNEY AT LAW
(Name) 2512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209
(Address)

Send Tax Notice To:
Jack O. Grace
3159 Chestnut Oak Drive
Hoover, AL 35244

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 forty thousand four hundred forty and No/100 ($140,440.00)

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

Jack O. Grace & Sara B. Grace

(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 27A, according to the Resurvey of Lots 15 through 29, inclusive, of The Fairways at Riverchase as recorded in Map Book 14, page 40 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1990.

Subject to restrictions, easements, rights-of-way to Southern Bell and agreement with Alabama Power Company of record.

BOOK 294 PAGE 833

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 JUN -7 AM 9: 22
JUDGE OF PROBATE

1. Deed Tax $140.50
2. Mtg. Tax $
3. Recording Fee $ 2.50
4. Indexing Fee $ 3.00
5. N. Tax Fee $
6. Certified Fee $ 1.00
Total $147.00

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 Vice President, Denney Barrow who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of June 19 90

ATTEST:

Secretary

By Denney Barrow
VICE - 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 Denney Barrow whose name as Vice 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 1st day of June 19 90

Larry L. Halcomb
Notary Public

My Commission Expires January 23, [illegible]

FORM NO. LT004