

Send tax notice to: **Eitzen**
4200 Heritage Oaks Circle
B'ham, AL 35242

This instrument was prepared by

(Name) **Larry L. Halcomb, Atty. at Law**

(Address) **3512 Old Montgomery Hwy., B'ham, AL 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 Twenty Nine Thousand Four Hundred Ninety and 50/100 (\$129,490.50)**

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

Eric L. Eitzen & Keri L. Eitzen

(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 2, 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, rights of way and restrictions regarding Alabama Power Company of record.

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

\$116,500.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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1. Paid Tax	13.00
2.	8.50
3.	3.00
4.	
5.	1.00
6.	
Total	19.50

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 in 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** 1990
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of July
Harbar Construction Company, Inc.

ATTEST:

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

By **Denney Barrow** Vice President

90 AUG -2 AM 11:06

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

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 26th day of July 1990

Larry L. Halcomb
Notary Public