

This instrument was prepared by

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

1502
Send Tax Notice To:
Charles R. Hill
3131 Chestnut Oak Drive
Birmingham, Alabama 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 thirty nine thousand seven hundred fifty one & No/100 (139,751.00)

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

Charles R. Hill & Elaine C. Hall Hill

(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 15-A, according to a Resurvey of Lots 15 through 29, inclusive, 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 1991.

Subject to 10 foot easement on Rear and 25 foot easement for Ingress and Egress as shown
by recorded Map.

Subject to restrictions appearing of record in Misc. Volume 14, page 536, amended by Misc.
Volume 17, page 550 and Misc. Volume 34, page 549, in the Probate Office of Shelby County,
Alabama.

Subject to restrictions appearing of record in Real 212, page 575; Real 148, page 327 and
Real 218, page 800, in the Probate Office of Shelby County, Alabama.

Subject to right of way for Southern Bell Telephone and Telegraph Company as recorded in
Birmingham Real 3433, page 203 in the Probate Office of Jefferson County, Alabama.

Subject to Agreement with Alabama Power Company as recorded in Real 224, page 182 in the
Probate Office of Shelby County, Alabama.

Subject to restrictions regarding Alabama Power Company as recorded in Real 224, page 195
in the Probate Office of Shelby County, Alabama.

\$111,800.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

BOOK 319 PAGE 439
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 VicePresident, Denney Barrow
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of November 1990

ATTEST:

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

Harbar Construction Company, Inc.

By Denney Barrow Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, Larry L. Halcomb,

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,

Secretary

1. Deed Tax 28.00
2. Mtg. Tax 3.00
3. Recording Fee 3.00
4. Indexing Fee 3.00
5. No Tax Fee 1.00
6. Certified Fee 1.00
Total 37.00

Notary Public in and for said County in said

Given under my hand and official seal, this the 20th day of

November 1990

Larry L. Halcomb

Notary Public