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Send tax notice to: Harry P. Dean, Jr.  
4109 Heritage Oaks Circle  
Birmingham, Alabama 35242

This instrument was prepared by

(Name) **LARRY L. HALCOMB**

ATTORNEY AT LAW

(Address) **3512 OLD MONTGOMERY HIGHWAY**

**HOMWOOD, ALABAMA 36530** **INCORPORATION 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 Thousand Nine Hundred & no/100 (\$130,900.00)**

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

**Harry P. Dean, Jr. & Glenda L. Dean**

(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 Co., Alabama**, to wit:

**Lot 67, according to the Survey of Heritage Oaks recorded in Map Book 11, page 23 A & B, in the Probate Office of Shelby County, Alabama.**

**Subject to 30 foot Building line as shown by recorded Map.**

**Subject to right of way for Alabama Power Company recorded in Real 133, page 586 in the Probate Office of Shelby County, Alabama.**

**Subject to restrictions regarding Alabama Power Company recorded in Real 140, page 744 in the Probate Office of Shelby County, Alabama.**

**Subject to restrictions appearing of record in Real 152, page 657 in the Probate Office of Shelby County, Alabama.**

**Subject to taxes for 1991.**

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

**\$111,250.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

1	20.00
2	2.50
3	2.50
4	2.50
5	2.50
6	2.50
Total	26.50

**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 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** President, **B. J. Harris**  
**who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of April 19 91**  
**HARBAR CONSTRUCTION COMPANY, INC.**

ATTEST:

**I CERTIFY THAT**  
**INSTRUMENT WAS FILED**  
**91 MAY -9 PM 12:20**

By **B. J. Harris** President

**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

**I, Larry L. Halcomb**  
**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 30th day of April 19 91**

**Larry L. Halcomb**  
Notary Public