

This instrument was prepared by

1856

Send Tax Notice To:

Matthew J. Gubenski

4229 Heritage Oaks Circle

Birmingham, Alabama 35242

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway  
Homewood, Alabama 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 forty one thousand four hundred sixty two & No/100 (141,462.00)

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

Matthew J. Gubenski and Mary Kaye Gubenski

(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 9A, 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 taxes for 1991.

Subject to 10 foot building line as shown by recorded Map.

Subject to 7.5 foot easement on North as shown by recorded Map.

Subject to restrictions 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.

The grantor(s) do not warrant title to minerals and mining rights.

\$134,350.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

1	Fixed Tax	7.50
2		2.50
3		3.00
4		1.00
5		1.00
6		1.00
Total		15.00

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 President, B. J. Harris  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of May 19 91

ATTEST:

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

Secretary

91 MAY 28 PM 12:24

STATE OF ALABAMA  
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, Larry L. Halcomb,

State, hereby certify that

whose name as

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,

Harbar Construction Company, Inc.

By

President

a Notary Public in and for said County in said

Given under my hand and official seal, this the 23rd day of

May

19 91

Larry L. Halcomb

Notary Public