

This instrument was prepared by

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

2490  
Send Tax Notice To:  
William H. Klepac  
4104 Heritage Oaks Circle  
Birmingham, Alabama 35242

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 eight thousand nine hundred and No/100 (128,900.00)

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

William H. Klepac and Kimberly Klepac

(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 70-A, according to a Resurvey of Lots 70 and 71, Heritage Oaks as recorded in  
Map Book 14, page 100 in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1991.

Subject to 10' building line front and 30' building line rear as shown by recorded map.

Subject to 7.5' easement east as shown by recorded map.

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

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

Subject to restrictions as recorded 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.

\$122,450.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

1. Deed Tax 6.50  
2. 2.50  
3. 3.50  
4. 1.00  
5. 1.00  
6. 1.00  
Total 13.00

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
91 JUN -6 AM 8:43  
JUDGE OF PROBATE

346 PAGE 315  
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 con-  
tingent 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 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 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 3rd day of June 19 91

ATTEST:

Harbar Construction Company, Inc.

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 3rd day of June 19 91

*Larry L. Halcomb*  
Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1994