

2025

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

James F. Harbour
919 Copena Drive
Helena, AL 35080

Notary Fee	58.00
State Seal	3.50
County Seal	1.00
Total	64.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY THREE THOUSAND AND NO/100 DOLLARS (\$143,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, MARK HARDIN, d/b/a MARK HARDIN CONSTRUCTION CO, INC., a married man, (herein referred to as Grantors) do grant, bargain, sell and convey unto JAMES F. HARBOUR AND PATRICIA M. HARBOUR (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 2, in Block 4, according to the Survey of Indian Woods Forest, Fourth Sector, as recorded in Map Book 14, Page 112, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$85,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property described in this instrument is not the homestead of the grantor. Said grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

BOOK 356 PAGE 44

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26th day of July, 1991.

Mark Hardin
MARK HARDIN, d/b/a MARK HARDIN CONSTRUCTION CO., INC. JUL 30 AM 10:08

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
JUL 30 AM 10:08
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARK HARDIN, d/b/a MARK HARDIN CONSTRUCTION CO., INC., a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26th day of July, 1991.

Frank K. Bynum
Notary Public

My Commission Expires: 11/20/92