

SEND TAX NOTICE TO:  
JAMES B. HARDCASTLE  
240 Leaf Lane  
Alabaster, Alabama 35007

This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY  
3821 Lorna Road, Suite 110  
(Address) 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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-eight Thousand Four Hundred Fifty  
and No/100-----DOLLARS

to the undersigned grantor, JOE ROSE HOMEBUILDERS, 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

JAMES B. HARDCASTLE and PAULINE M. HARDCASTLE

(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 60, Sector 4, according to the Survey of Greenfield, Sectors 4 and 6,  
as recorded in Map Book 17, Page 131, in the Probate Office of Shelby  
County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.  
(2) Easements, restrictions, reservations, rights-of-way,  
limitations, covenants and conditions of record, if any.  
(3) Mineral and mining rights, if any.

\$115,605.00 of the purchase price is being paid by the proceeds of a  
first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-18757

06/10/1994-18757  
02:19 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 21.50

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 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, Joe Rose  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of June 1994

JOE ROSE HOMEBUILDERS, INC.

ATTEST:


By  President

Secretary

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority a Notary Public in and for said County in said  
State, hereby certify that Joe Rose  
whose name as President of JOE ROSE HOMEBUILDERS, 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 1994

  
Notary Public