

This instrument was prepared by

Send Tax Notice To: John E. Lucky

(Name) Larry L. Halcomb

name

928 Chestnut Oaks Circle

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY NINE THOUSAND FIVE HUNDRED AND NO/100-----
-----DOLLARS (\$199,500.00)

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 John E. Lucky and wife, Carol S. Lucky

(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 57-A according to a Resurvey of Lots 57 - 64, The Fairways at Riverchase, as recorded in Map Book 19, Page 43, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1995.

Subject to restrictions, easements, agreement with Alabama Power Co., Right of way, By-Laws and Incorporation of Fairways Owners Association, and terms, agreements, and right of way to Alabama Power Co. of record.

\$ \$100,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Carol S. Lucky and Carole S. Lucky is one and the same person.

Inst # 1995-11171

05/01/1995-11171
08:31 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 108.00

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 Vice President, Denney Barrow who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of April 1995

Harbar Construction Company, Inc

ATTEST:

By Denney Barrow
Denney Barrow Vice President

STATE OF Alabama
COUNTY OF Jefferson

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that Denney Barrow whose name as Vice 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 21st day of April 1995

Larry L. Halcomb
Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 1998

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