

This instrument was prepared by

Send Tax Notice To: Todd Delaney Gruber

(Name) Larry L. Halcomb

name
237 Lane Park Circle
address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Maylene, AL 35114
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 FIFTY EIGHT THOUSAND ONE HUNDRED SIXTY ONE AND
NO/100-----DOLLARS (\$158,161.00)

to the undersigned grantor, Harbar Construction Company, Inc.

(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 Todd Delaney Gruber and wife, Debra A. Gruber a corporation,

(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, AL to-wit:

Lot 510, according to the Survey of Grande View Estates, Givianpour Addition • to Alabaster, 5th Sector, as recorded in Map Book 21, Page 133, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1997.

Subject to restrictions and covenants, building line, easement and restrictions of record.

\$ 105,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

08/29/1997-27743
10:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 62.00

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 contingent 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 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 GRANTEEES, 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 August 1997 Harbar Construction Company, Inc.

ATTEST:

By 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 August 1997

Larry L. Halcomb
Notary Public

Inst # 1997-27743