

This instrument was prepared by

Send Tax Notice To: Steve Neilsen

(Name) Larry L. Halcomb

name

238 Clairmont Road

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Birmingham, AL 35147

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 TWO HUNDRED NINETEEN THOUSAND NINE HUNDRED AND NO/100-----  
-----DOLLARS (\$219,900.00)

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 Steve Neilsen and wife, Kathrine K. Neilsen

(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, AL  
to-wit:

Lot 133, according to the Survey of Forest Parks - 1st Sector, as recorded in Map Book 22, Page 28 A, B & C, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1998.

Subject to restrictions and covenants, 5 foot easement on rear, agreement with Shelby County, rights of way to Alabama Power Company, Rights outstanding under those certain easement agreements conveyed to Shelby County, and Terms, conditions, covenants, easement and release of damages of record.

Subject to restrictions as shown on recorded map.

Harbar Construction Company, Inc. and Harbar Construction, Inc. is one and the same corporation.

\$ 208,905.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1998-15410

04/29/1998-15410  
11:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
19.50

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 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 24th day of April 1998

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 24th day of April 1998

Larry L. Halcomb

Notary Public

My Commission Expires  
January 23, 2002