

# STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Clifton B. Howard

(Name) Larry L. Halcomb  
 3512 Old Montgomery Highway  
 (Address) Birmingham Alabama 35209

name  
259 Clairmont Rd.  
 address  
Sterrett, AL 35147

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

STATE OF ALABAMA  
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Sixty Thousand and No/100 (\$260,000.00)

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

Clifton B. Howard and Sandi I. Howard

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

Minerals and mining rights excepted.

Subject to taxes for 1999.

Subject to easement(s); building line; and, restrictions as shown on recorded map.

Subject to agreement with Shelby County as recorded in Inst. #1998-4998.

Subject to restrictions and covenants appearing of record in Inst. #1997-2751; Inst. #1997-4561 and Inst. #1998-23896.

Subject to right of way granted to Alabama Power Company recorded in Volume 236, Page 829; Volume 139, Page 127; Volume 133, Page 210; Volume 126, Page 191; Volume 126, Page 192; Volume 126, Page 323 and Volume 124, Page 519.

Subject to rights outstanding under those certain easement agreements conveyed to Shelby County in Inst. #1993-3959; Inst. #1993-3958, Inst. 1993-3959; Inst. #1993-3960; Inst. #1993-3961; Inst. #1993-3962; Inst. #1993-3963; Inst. #1993-3964; Inst. #1993-3965 and Inst. #1993-3966.

Subject to terms, conditions, covenants, easement and release of damages as recorded in Inst. #1996-31156.

Inst # 1999-39148

09/20/1999-39148  
 09:37 AM CERTIFIED

\$ 225,000.00 of the purchase price was paid from the SEED MONEY of a mortgage loan closed simultaneously herewith. 001 CJ1 43.50

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.

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 16th day of September

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ATTEST:

Harbar Construction Company, Inc.

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 16th day of September 19 99

Larry L. Halcomb

Notary Public

My Commission Expires: 1/23/02