

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Esmeralda Ochoa

(Name) Larry L. Halcomb
3512 Old Montgomery Highway

(Address) Birmingham, Alabama 35209

name
210 Beaver Crest Circle

address
Pelham, Alabama 35124

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 ONE HUNDRED NINETY NINE THOUSAND NINE HUNDRED FIFTY AND NO/100 (199,950.00)

to the undersigned grantor, Harbar Construction Company, Inc.

(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

Esmeralda Ochoa and Manuel Ochoa

(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 36, according to the Survey of Beaver Creek Preserve Third Sector, as recorded in Map Book 27, Page 91, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 2002.

Subject to 10 foot easement on rear side of lot as shown on recorded map.

Subject to restrictions and covenants appearing of record in Inst. No. 2000-19725 and Shelby Inst. No. 2000-38708.

Subject to right of way granted to Alabama Power Company recorded in Inst. No. 2000-23179.

Subject to restrictions and covenants appearing of record in Inst. No. 1998-29313 and Inst. No. 2000-19725.

Subject to easement as recorded in Inst. No. 1997-34735.

Subject to right of way granted to Alabama Power Company recorded in Volume 263, Page 46 and Inst. No. 2000-23197.

Inst # 2001-50751

11/26/2001-50751
11:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 31.00

\$ 179,950.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 President, B. J. Harris, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of November 19 2001.

ATTEST:

Harbar Construction Company, Inc.

By B. J. Harris
B. J. Harris, 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 B. J. Harris whose name as 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 November 19 2001.

Larry L. Halcomb Notary Public

My Commission Expires
January 23, 2002