

# STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Edward G. Standige, III

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

name  
224 Beaver Trail  
 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 Eighty Seven Thousand Six Hundred Ninety Four and 65/100 (\$187,694.65) Dollars 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

Edward G. Standige, III and Kathryn L. Standige,

(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, Alabama to-wit:

See legal description on attached Exhibit A.

Mineral and mining rights excepted.

Subject to taxes for 2002.

Subject to easement of undetermined width on South and West sides 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.

12/21/2001-56207  
 11:32 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 002 MEL 26.50

\$175,500.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

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 29th day of November

x19x 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 29th day of November, x19x 2001

Larry L. Halcomb Notary Public

My Commission Expires  
 January 23, 2002

Inst # 2001-56207

**EXHIBIT A**

**Lot 70, 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.**

**Less and Except:**

**A portion of Lot 70, Beaver Creek Preserve Third Sector as recorded in Map Volume 27, Page 91, in the Office of the Judge of Probate; Shelby County, Alabama, being more particularly described as follows:**

**Beginning at an existing iron rebar, being the locally accepted Northeast corner of said Northeast corner of said Lot 70, run in a Southerly direction, along the East line of said Lot 70, for a distance of 97.0 feet to the Southeast corner of said lot; thence turn an angle to the right of 90 degrees and run in a Westerly direction, along the South line of said Lot 70, for a distance of 6.33 feet, to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 96 degrees 14 minutes 45 seconds and run in a Northerly direction for a distance 37.57 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 4 degrees 05 minutes 29 seconds and run in a Northerly direction for a distance of 59.70 feet, more or less, to the point of beginning.**

**Inst # 2001-56207**

**12/21/2001-56207  
11:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
CC2- MGL  
26.50**