

Land

This instrument was prepared by

(Name) Denney E. Borrows

(Address) 2456 Vale Dr., Birmingham, Alabama 35244

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fourteen thousand and ^{NO} 100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

HUGH TAYLOR AND LESLIE J. TAYLOR, his wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

HARBAR HOMES INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
County, Alabama, to-wit:

LOT 2, Block 7, ACCORDING to the PLAT OF Kerry Downs, A
SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 5,
PAGE 35-6, IN the OFFICE OF the Judge of Probate of
Shelby County, ALABAMA.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. AD VALOREM taxes due AND payable October 1, 1974
2. SAID property is subject to those protective COVENANTS OR RESTRICTIONS RECORDED IN MISCELLANEOUS BOOK 5, PAGES 86, THROUGH 89, INCLUSIVE, IN the OFFICE OF the JUDGE OF PROBATE OF Shelby County, ALABAMA.

\$14,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
02/22/1974 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, have hereunto set hands(s) and seal(s), this 30th day of JANUARY, 1974

BOOK 285 PAGE 450

STATE OF ALABAMA
COUNTY OF SHELBY
JAN 22 1974 PM 1:06
U.S. DEPT. OF JUSTICE
RECORDS & COMM. DIV.
RECORDS SECTION
RECORDS & COMM. DIV.
RECORDS SECTION

(Seal)

(Seal)

(Seal)

x Hugh Taylor (Seal)

Leslie J. Taylor (Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hugh Taylor and Leslie J. Taylor whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of

January A. D., 1974
Rebecca K. McKenzie
Notary Public