

This instrument was prepared by
(Name) Larry L. Halcomb, Atty. at Law

(Address) 3512 Old Montgomery Hwy.
Birmingham, Alabama 35209

WARRANTY DEED-

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars & Other Valuable Consideration

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

Percy W. Brower, Jr., a married man

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

Harbar Construction Company, Inc.

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

Lot 31, according to the survey of Woodvale, as recorded in Map Book 12, pages 21 and 22, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1992.

Subject to 40 foot building line as shown by recorded Map.

Subject to restrictions regarding Alabama Power Company recorded in Real 189, page 620, in the Probate Office of Shelby County, Alabama.

Subject to Agreement with Alabama Power Company recorded in Real 189, page 630 in the Probate Office of Shelby County, Alabama.

Subject to restrictions appearing of record in Real 246, page 931, in the Probate Office of Shelby County, Alabama.

Subject to a 5 foot Easement on Rear and South, as shown by recorded Map.

The subject property is not the homestead of the grantor nor his spouse.

1. Deed Tax	\$22.00
2. Mtg. Tax	\$2.50
3. Recording Fee	\$3.00
4. Indexing Fee	\$1.00
5. No Tax Fee	\$1.00
6. Certified Fee	\$1.00
Total	\$28.50

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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 21st day of November, 1991.

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

91 NOV 25 AM 10:15

CLERK OF PROBATE

Percy W. Brower, Jr. (Seal)
Percy W. Brower, Jr. (Seal)

General Acknowledgment

STATE OF ALABAMA
Jefferson

COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Percy W. Brower, Jr., a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of November, A. D. 1991.

Larry L. Halcomb
Notary Public