

This instrument was prepared by

(Name)

LARRY L. HALCOMB

ATTORNEY AT LAW

(Address)

5512 OLD MONTGOMERY HIGHWAY
HOMWOOD, ALABAMA 35209

176

Patricia P. [redacted] er
101 Chase Plantation Parkway
Birmingham, AL 35244

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

(\$ 86,880.00)

That in consideration of Eighty-six thousand eight hundred eighty and no/100 ----- DOLLARS,

to the undersigned grantor, Harbar Homes, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Patricia P. Schauer

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

Lot 51, according to the Survey of Chase Plantation, 3rd Sector as recorded in Map Book 9, Page 47 A & B in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1985.

Subject to restrictions, easements and agreement with Alabama Power Company of record.

\$ 62,850.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

Vice President, who is

this the 28th day of June, 19 85.

ATTEST:

Deed tax - 24.50
Rec. 750
28.00

Harbar Homes, Inc.

By

Denney Barrow

Vice President

STATE OF ALABAMA

COUNTY OF JEFFERSON

Secretary
I CERTIFY THIS
INSTRUMENT IS
1985 JUL -3 AM 10:52

a Notary Public in and for said County, in said State,

I, Larry L. Halcomb

hereby certify that

Denney Barrow

whose name as Vice President of Harbar Homes, 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 28th day of June, 19 85

My Commission Expires 1/23/86