

This instrument was prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 1512 OLD MONTGOMERY HIGHWAY
HOMewood, ALABAMA 36208

1399

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty thousand and no/100 (\$ 40,000.00

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 Homes, Inc.

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

Lot 44, according to the Survey of Sunny Meadows, 3rd Sector as recorded in Map Book 9, Page 91 A & B in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1985.

Subject to restrictions and easements of record.

The subject property does not constitute the homestead of the grantor.

BOOK 039 PAGE 29

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, I have hereunto set my hands(s) and seal(s), this 16th day of August, 1985

RECORDED
INDEXED
1985 AUG 26 AM 10:05

Dec 1st - 4000
Rec 250
(Seal) 100
43.50

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

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Percy W. Brower, 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 16th day of August

A. D. 1985
Larry L. Halcomb
Notary Public
My Commission Expires 1/23/86