

(Name) ROBERT R. SEXTON(Address) 1600 City Federal Building
Birmingham, Alabama 35203

228

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of (\$86,880.00) 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 **JAMES E. SPENCER**(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Lot 4-A, according to a Resurvey of Lots 1, 2, 3, 4, 5, 6, 7, and 8, Chase Plantation, 3rd
Sector, as recorded in Map Book 9, page 62, in the Probate Office of Shelby County,
Alabama.

SUBJECT TO:

1. Ad valorem taxes due in the year 1985.
2. 10 foot easement northwest as shown by recorded map.
3. Varying easement for ingress and egress and public utilities as shown by recorded map.
4. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 143, in the Probate Office of Shelby County, Alabama.
5. Restrictions recorded in Volume 335, page 175; Misc. Volume 14, page 536; Misc. Volume 17, page 550; Misc. Volume 34, page 549; Volume 356, page 362; Real 11, page 336 and Real 16, page 231, in said Probate Office.
6. Easement recorded in Volume 335, page 158, in said Probate Office.
7. Agreement with Alabama Power Company recorded in Real 16, page 228, in said Probate Office.

\$82,525.00 of the purchase price recited above was derived 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 encum-
brances, 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 30th day of August, 1985

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 SEP -5 AM 10:45

Secretary

HARBAR HOMES, INC.

Denney Barrow

Vice President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

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

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

30th

day of

August

, 19 85

Barnett, Single

MY COMMISSION EXPIRES 10/1/85