

This instrument was prepared by

306 Chase Plantation Circle
Birmingham, Alabama 35244

(Name) ROBERT R. SEXTON, Attorney at Law

1600 City Federal Building
(Address) Birmingham, Alabama 35203

288
Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

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)
)
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Seven Thousand and No/100 (\$77,000.00)----- 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 MAXINE S. DOLLAR

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

Lot 36, 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.

SUBJECT TO:

1. Ad valorem taxes due in the year 1986.
2. Easement as shown by recorded map.
3. Easement for ingress and egress as shown by recorded map.
4. Mineral and mining rights and rights incident thereto as recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama.
5. Restrictions as recorded in Volume 335, page 175; Misc. Volume 14, page 536, amended by Misc. Volume 17, page 550, and further amended by Misc. Volume 34, page 549, Volume 356, page 362, Real Volume 11, page 336 and Real Volume 16, page 231, in said Probate Office.
6. Easement as recorded in Volume 335, page 158, in said Probate Office.
7. Agreement with Alabama Power Company as recorded in Real Volume 16, page 228, in said Probate Office.

\$42,000.00 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 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 Vice President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 1st day of November, 1985

ATTEST:

Deed TAX 35.00
Rec 2.50
Lund 1.00
38.50

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

HARBAR HOMES, INC.

Denney Barrow

Vice President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

Thomas P. Henderson, Jr.
JUDGE OF PROBATE

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 1st day of November, 1985

Barnett Dingle

Thomas P. Henderson, Jr.
Notary Public