

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 38209

450
Send tax notice to: Jeffrey Fibus
447 Chase Plantation Parkway
Birmingham, Alabama 35244

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

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Five Thousand Nine Hundred Fifty and no/100 (\$95,950.00) 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

Jeffrey Fibus
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Lot 47, according to the Survey of Chase Plantation, 4th Sector, as recorded in
Map Book 9, page 156 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1986.

Subject to restrictions and easements of record.

\$91,150.00 of the purchase price recited above was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

1. Deed Tax \$ 5.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 8.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 APR -7 PM 1:05
JUDGE OF PROBATE

BOOK 067 PAGE 43

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

this the 3rd day of April, 1986

ATTEST:

HARBAR HOMES, INC.

By Denney Barrow
Vice President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Larry L. Halcomb

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.

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 3rd day of April