

1963  
This instrument was prepared by HALCOMB

(Name) ATTORNEY AT LAW  
(Address) 3512 OLD MONTGOMERY HIGHWAY  
HOMWOOD, ALABAMA 35209

Send Tax Notice To: Harbar Construction Co., Inc.  
name  
address

WARRANTY DEED-

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

That in consideration of Ten Dollars & Other Valuable Consideration

Actual value  
27,500.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Fairways Partnership, an Alabama General Partnership

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Harbar Construction Company, Inc.

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

Lot 48, according to the Survey of The Fairways at Riverchase as recorded in Map Book 13, page 18 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1989.

Subject to restrictions, rights-of-way and easement of record.

BOOK 224 PAGE 416

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

89 JAN 30 AM 11:23

1. Deed Tax \$ 27.50  
2. Mtg. Tax 2.50  
3. Recording Fee 1.00  
4. Indexing Fee 1.00  
TOTAL 31.00

*Thomas A. Shoultz, Jr.*  
JUDGE OF PROBATE

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 and seal(s), this 26th day of January, 1989.

Fairway Partnership, an Alabama  
General Partnership

By: *Percy W. Brower, Jr.* (Seal)  
Percy W. Brower, Jr. General Partner (Seal)

(Seal)

(Seal)

(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, Jr. 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 26th day of January, A. D., 1989.

*Larry L. Halcomb*  
Larry L. Halcomb

Notary Public

\* in his capacity as general partner of Fairways Partnership, an Alabama General Partnership.