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This instrument was prepared by
(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW

(Address) **2233 DED MONTGOMERY HIGHWAY**
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: _____
name _____
address _____

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten dollars and other valuable consideration

Actual Value
\$ 27,500.00

to the undersigned grantor (whether one or more), in hand paid by the grantees 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 grantees, whether one or more), the following described real estate, situated in **Shelby County, Alabama, to-wit:**

Lot 46, 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, easements and rights-of-way for South Central Bell of record.

BOOK 233 PAGE 863

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

89 APR 10 AM 8:37

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

1. Debt Tax *\$27.50*
2. Mig Tax _____
3. Recording Fee *2.50*
4. Indexing Fee *2.00*
TOTAL *32.00*

TO HAVE AND TO HOLD to the said grantees, 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 GRANTEEES, 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 GRANTEEES, 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 7th day of April, 1989.

Fairways Partnership, an Alabama General Partnership

BY: *Percy W. Brower, Jr.* (Seal)
Percy W. Brower, Jr. General Partner (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., General Partner** 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 7th day of April, A. D., 1989.

Larry L. Halcomb
Larry L. Halcomb Notary Public

*in his capacity as General Partner of
Fairways Partnership, an Alabama General Partnership