

554

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send

Actual
Value
27,500.00

WARRANTY DEED-

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

That in consideration of Ten Dollars and Other Valuable Consideration

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 5, 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, agreement with Alabama Power Company and rights-of-way for South Central Bell of record.

BOOK 241 PAGE 993

1. Deed 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 6th day of June, 1989.

STATE OF ALABAMA
SHELBY COUNTY
(Seal)

89 JUN -8 PM 1:46
(Seal)

JUDGE OF PROBATE

Fairways Partnership, an Alabama General Partnership

By: Percy W. Brower, Jr. (Seal)

General Acknowledgment

STATE OF ALABAMA }
JEFFERSON COUNTY }

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 6th day of June, A. D., 1989.

Larry L. Halcomb Notary Public

*in his capacity as General Partner of Fairways Partnership, an Alabama General Partnership
My Commission Expires January 23, 1990