

2597
This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, 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 Thirty four thousand & No/100 (34,000.00)

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 12, 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 to South Central Bell of record.

BOOK 259 PAGE 484

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

89 OCT -3 PM 12:35

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ 34.00
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 2.50
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 40.50

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(s) and seal(s), this 29th day of September, 1989.

Fairways Partnership, an Alabama General Partnership

Percy W. Brower, Jr. (Seal)
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 29th day of September, A. D., 1989

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

Larry L. Halcomb Notary Public