

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

4220

Send Tax Notice To:
Robert S. Pacheco
911 Chestnut Oak Circle
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 One hundred thirty four thousand five hundred & No/100 ^(134,500.00) DOLLARS,
to the undersigned grantor, Harbar Construction Company, 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

Robert S. Pacheco

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

Lot 44, 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 1990.

Subject to restrictions, easements, rights-of-way for South Central Bell and agreement with Alabama Power Company of record.

1. Deed Tax -----	\$ <u>13.50</u>
2. Mtg. Tax -----	\$ -----
3. Recording Fee -----	\$ <u>2.50</u>
4. Notary Fee -----	\$ <u>3.00</u>
5. ... Fee -----	\$ -----
6. ... Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>20.00</u>

\$121,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 encumbrances, 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 20th day of October, 1989

ATTEST: STATE OF ALA. SHELBY L. I CERTIFY THIS INSTRUMENT WAS FILED Harbar Construction Company, Inc. Denney Barrow Vice President

89 OCT 24 AM 10:56 By Thomas A. Swindley, Jr. JUDGE OF PROBATE

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 Construction Company, Inc. a corporation, 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, 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 20th day of October, 1989

L. Halcomb Notary Public

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