

4219

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

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

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 GRANTEE, 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 GRANTEE, 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 20th day of October, 19 89.

STATE OF ALA. SHELBY C.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

89 OCT 24 AM 10:55 (Seal)

Thomas A. [Signature] (Seal)
JUDGE OF PROBATE

Fairways Partnership, an Alabama General Partnership

Percy W. Brower, Jr. (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 20th day of October, A. D., 19 89

Larry L. Halcomb

Notary Public

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