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This instrument was prepared by  
**LARRY L. HALCOMB**  
(Name) ATTORNEY AT LAW  
(Address) 3512 OLD MONTGOMERY HIGHWAY  
HOMWOOD, 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 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 47, 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.

BOOK 275 PAGE 530

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

90 JAN 23 AM 8:41

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 34.00
2. ...	\$
3. ...	\$ 2.50
4. ...	\$ 3.00
5. ...	\$
6. ...	\$ 1.00
Total	\$ 40.50

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 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 18th day of January, 19 90.

Fairways Partnership, an Alabama General Partnership  
BY: *Percy W. Brower, Jr.* (Seal)  
Percy W. Brower, Jr. (Seal)  
General Partner (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 18th day of January, A. D., 19 90.

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

*Larry L. Halcomb*  
Notary Public  
LARRY L. HALCOMB