

This instrument was prepared by

(Name) **LARRY L. HALCOMB**

ATTORNEY AT LAW

(Address) **3512 OLD MONTGOMERY HIGHWAY****HOMWOOD, ALABAMA 35208****WARRANTY DEED-**

Send Tax Notice To: \_\_\_\_\_

name \_\_\_\_\_

address \_\_\_\_\_

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten dollars & Other Valuable Consideration***Actual value*  
*\$20,000.00*

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**Percy W. Brower, Jr., a married man**

(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 70, according to the survey of Woodvale, as recorded in Map Book 12, pages 21 and 22, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1990.

Subject to building line, restrictions, easement and agreement with Alabama Power Company of record.

The subject property is not the homestead of the grantor nor his spouse.

1. Deed Tax	\$ 21.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
<b>Total</b>	<b>\$ 27.50</b>

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 26th day of March, 1990

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

90 MAR 27 AM 11:24

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

*Percy W. Brower, Jr.*

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
Jefferson COUNTY }

General Acknowledgment

I, **Larry L. Halcomb**hereby certify that **Percy W. Brower, Jr., a married man**

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 26th day of March, A. D., 1990

*Larry L. Halcomb*  
Larry L. Halcomb

Notary Public