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This instrument was prepared by
(Name) **LARRY L. HALCOMB**
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 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 27-A, according to the Resurvey of Lots 15 through 29, inclusive, of The Fairways at Riverchase as recorded in Map Book 14, page 40 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 294 PAGE 837

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
90 JUN -7 AM 9:21
JUDGE OF PROBATE

1. Deed Tax	\$ 31.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. N. Tax Fee	\$
6. Certified 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 1st day of June, 1990

Fairways Partnership, an Alabama General Partnership

BY: *Percy W. Brower, Jr.* (Seal)
Percy W. Brower, Jr., General Partner (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 1st day of June, A. D., 1990

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

Larry L. Halcomb
Larry L. Halcomb, Notary Public