

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 Twenty thousand nine hundred & No/100 (20,900.00)

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 grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 45, 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 as shown by recorded Map.

Subject to easement as shown by recorded Map.

Subject to restrictions with Alabama Power Company as recorded in Real 189, page 620 in the Probate Office of Shelby County, Alabama.

Subject to agreement with Alabama Power Company as recorded in Real 189, page 630 in Probate Office of Shelby County, Alabama.

Subject to restrictions as recorded in Real 246, page 931 in the Probate Office of Shelby County, Alabama.

Subject to right of way to Colonial Pipeline as recorded in Volume 223, page 431 and Volume 268, page 211 in the Probate Office of Shelby County, Alabama.

The subject property is not the homestead of the grantor.

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 and seal(s), this 15th day of June, 1990.

Percy W. Brower, Jr.

Percy W. Brower, Jr.

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 JUN 18 AM 10:12

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb

hereby certify that Percy W. Brower, Jr., a married man 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 15th day of June, A.D. 1990.

My Commission Expires January 23, 1994

Larry L. Halcomb

Notary Public