

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 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 28-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 Southern Bell of record.

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 22nd day of June, 1990.

Fairways Partnership, an Alabama General Partnership

By: Percy W. Brower, Jr. (Seal)
General Partner (Seal)

1. Deed Tax \$ 34.00
2. Mtg. Tax \$ 1.50
3. Recording Fee \$ 2.00
4. Indexing Fee \$ 1.00
5. Notary Fee \$ 1.00
6. Combined Fee \$ 1.00
Total \$ 40.50

90 JUN 26 PM 2:50

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 22nd day of June, A. D., 1990.

Larry L. Halcomb

Notary Public

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

My Commission Expires January 23, 1991