

416

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 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 20-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 1991.

Subject to 10 foot easement on Rear and Easement through middle, of undetermined size as shown by recorded Map.

Subject to restrictions appearing of record in Misc. Volume 14, page 536; Real 218, page 800; Misc. Volume 17, page 550; Misc. Volume 34, page 549; Real 212, page 575; Real 148 page 327 and Real 218, page 800, in the Probate Office of Shelby County, Alabama.

Subject to right of way to South Central Bell as recorded in Real 3433, page 203 in the Probate Office of Jefferson County, Alabama, Birmingham Division.

Subject to Agreement with Alabama Power Company as recorded in Real 224, page 182 in the Probate Office of Shelby County, Alabama.

Subject to restrictions regarding Alabama Power Company as recorded in Real 224, page 195 in the Probate Office of Shelby County, Alabama.

1.	34.00
2.	0.00
3.	0.00
4.	0.00
5.	0.00
6.	0.00
Total	34.00

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(s) and seal(s), this 4th day of October, 1990.

Fairways Partnership, an Alabama General Partnership

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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 OCT -8 AM 11:08
(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 4th day of October, A. D., 1990

Larry L. Halcomb Notary Public

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