

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

1591
Send Tax Notice To: _____

name

address

WARRANTY DEED-

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty four thousand and No/199 (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 15-A, according to a Resurvey of Lots 15 through 29, inclusive, 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 25 foot easement for ingress and Egress as shown by recorded Map.

Subject to restrictions appearing of record in Misc. Volume 14, page 536, amended by Misc. Volume 17, page 550 and Misc. Volume 34, page 549, in the Probate Office of Shelby County, Alabama.

Subject to restrictions appearing of record in 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 for Southern Bell Telephone and Telegraph Company as recorded in Birmingham Real 3433, page 203 in the Probate Office of Jefferson County, Alabama.

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.

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 20th day of November, 1990.

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

90 NOV 26 AM 10:37

JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

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 20th day of November, A. D., 1990.

Fairways Partnership, an Alabama General Partnership

By: Percy W. Brower, Jr., General Partner

1. Dead Tax \$34.00
2. Mtg. Tax \$
3. Recording Fee \$2.50
4. Indexing Fee \$3.00
5. No Tax Fee \$
6. Certified Fee \$1.00

Total \$40.50

General Acknowledgment

Larry L. Halcomb

Notary Public

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

My Commission Expires January 23, 1994