

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 nine thousand and No/100 (29,000.00)

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 8, according to the Survey of The Fairways at Riverchase, recorded in Map Book 13, page 18, in the Probate Office of Shelby County, Alabama.**

**Minerals and mining rights excepted.**

**Subject to taxes for 1991.**

**Subject to easement on Rear of undetermined size; easement through middle of lot of undetermined size as shown by recorded Map.**

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

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

**Subject to right of way for Southern Bell Telephone and Telegraph Company recorded in Real 3433, page 203 in the Probate Office of Jefferson County, Alabama.**

**Subject to restrictions appearing of record in Misc. Volume 14, page 536; Misc. Volume 17, page 550; Misc. Volume 34, page 549; Real 218, page 800; Real 148, page 327 and Real 212, page 565, in the Probate Office of Shelby County, Alabama.**

1. Deed Tax	29.00
2. Mts. Tax	0.00
3. Recording Fee	2.00
4. Indexing Fee	0.00
5. No Tax Fee	0.00
6. Certified Fee	1.00
<b>Total</b>	<b>32.00</b>

**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 8th day of April, 1991.

**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  
91 APR 11 AM 10:36

JUDGE OF PROBATE

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Larry L. Halcomb,  
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 \*

Given under my hand and official seal this 8th day of April, A. D. 1991

Larry L. Halcomb  
Notary Public

Notary Public