

2077

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 & 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 19-A, according to a Resurvey of Lots 15 thru 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' easement rear as shown by recorded map.

Subject to easement for ingress and egress as shown by recorded map.

Subject to restrictions as recorded in Misc. 14, page 536, Real 212, page 575 and Real 218, page 800 amended by Misc. 17, page 550 and Misc. 34, 569 in the Probate Office of Shelby County, Alabama.

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

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

1. Deed Tax 29.00
2. Misc. Tax
3. Revenue Tax 2.50
4. Indem. Tax 3.00
5. No Tax
6. Other Tax 2.40
Total 35.50

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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 24th day of April, 19 91.

STATE OF ALABAMA }
I CERTIFY THIS }
INSTRUMENT WAS FILED }
91 APR 29 PM 2:51 }
CLERK OF PROBATE }
(Seal)

Fairways Partnership, an Alabama General Partnership
By: Percy W. Brower, Jr. (Seal)
(Seal)
(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 24th day of April, A. D. 19 91

Larry L. Halcomb Notary Public

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