

2/98

This instrument was prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW

(Address) 9512 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 17-A, according to a Resurvey of Lots 15 thru 29, inclusive, The Fairways at Riverchase, recorded in Map Book 14, page 40, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1991.

Subject to 10 foot Easement on Rear and Easement of undetermined size for ingress and egress as shown by recorded Map.

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

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 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 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 29th day of May, 1991.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN -3 AM 9:31

JUDGE OF PROBATE

Fairways Partnership, an Alabama General Partnership

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

(Seal)

General Acknowledgment

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 * on the day the same bears date.

Given under my hand and official seal this 29th day of May, A. D. 1991

Larry L. Halcomb Notary Public

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