

2920

This instrument was prepared by

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

Send Tax Notice To: Harbar Homes, Inc.

Actual Value
\$281,000.00

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten Dollars & Other Valuable Consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Helen Crow Mills, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Harbar Homes, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Description on attached Exhibit "A".

Subject to taxes for 1991.

Subject to 80' Southern Natural Gas Easement as shown on survey by Laurence D. Weygand, dated May 3, 1991.

The grantor(s) do not warrant title to minerals and mining rights.

The subject property is not the homestead of the grantor nor her spouse.

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 6th day of June, 19 91

(Seal)

(Seal)

(Seal)

Helen Crow Mills (Seal)
Helen Crow Mills (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 Helen Crow Mills, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, A. D., 19 91

Larry L. Halcomb
Notary Public

EXHIBIT "A"

Parcel 1:

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ run in a southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 669.25 feet to an existing iron pin being on the West right-of-way line of Shelby County Highway No. 17 and being the point of beginning; thence continue in a southerly direction along said East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 462.0 feet to an existing iron pin; thence turn an angle to the right of 91 degrees 09' 05" and run in a westerly direction for a distance of 210.0 feet to an existing iron pin; thence turn an angle to the left of 91 degrees 09' 05" and run in a southerly direction for a distance of 210.0 feet to an existing iron pin being on the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle to the right of 91 degrees 09' 05" and run in a westerly direction along said South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1106.67 feet to an existing iron pin being the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle to the right of 88 degrees 45' 38" and run in a northerly direction along said West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1313.13 feet to an existing iron pin being the Northwest corner of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence turn an angle to the right of 90 degrees 00' 57" and run in an easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 136.29 feet; thence turn an angle to the right of 55 degrees 17' and run in a southeasterly direction for a distance of 18.25 feet to a point on the South right-of-way line of South Drive; thence turn an angle to the left of 55 degrees 17' and run in an easterly direction along the South right-of-way line of South Drive for a distance of 901.52 feet to an existing iron pin; thence turn an angle to the right of 64 degrees 01' 32" and run in a southeasterly direction for a distance of 254.45 feet to an existing iron pin; thence turn an angle to the right of 0 degrees 39' 41" and run in a southeasterly direction for a distance of 122.16 feet to an existing iron pin being on the West right-of-way line of Shelby County Highway No. 17; thence turn an angle to the right and run in a southeasterly direction along the arc of a curved West right-of-way line of said Shelby County Highway No. 17 for a distance of 333.76 feet, more or less, to the point of beginning.

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

91 JUN 11 AM 11:18

1. Deed Tax	281.00
2. Reg. Tax	5.00
3. Notary Fee	3.00
4. Int. Fee	1.00
5. Misc. Fee	1.00
Total	290.00

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