

This instrument was prepared by
(Name) Larry L. Halcomb, Atty.
(Address) 3512 Old Montgomery Hwy.
Birmingham, Alabama 35209
WARRANTY DEED-

4361
Send Tax Notice To: Patricia Stephens Townsend
name
3147 Chestnut Oak Drive
address
Birmingham, Alabama 35244

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
County, Alabama, to-wit:

Shelby

Lot 22-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 foot easement on Rear and easement through
middle of undetermined size 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 218, page 800 and Real 212, page 575, 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.

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 182 in the Probate Office of Shelby County, Alabama.
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 24th
day of June, 1991

Fairways Partnership, an Alabama
General Partnership

BY: Percy W. Brower, Jr. (Seal)
Percy W. Brower, Jr. (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 June, A. D., 1991

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

Larry L. Halcomb
Notary Public

My Commission Expires January 23, 1994