

This instrument was prepared by

(Name) Larry L. Halcomb, Atty. at Law

(Address) 3512 Old Montgomery Hwy.

Birmingham, Alabama 35209

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

Send tax notice to:

Patricia Stephens Townsend
3147 Chestnut Oak Drive
Birmingham, Alabama 35244

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Eight Thousand and no/100----- DOLLARS,
(\$128,000.00) a corporation
to the undersigned grantor, Harbar Construction Company, Inc.

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Patricia Stephens Townsend
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to wit:

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 items listed on Exhibit A.

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\$93,000.00 of the purchase price recited above was paid from the proceeds of
a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and
assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal.

Vice President, who is

this the 24th day of June, 19 91

Harbar Construction Company, Inc.

ATTEST:

Secretary

By

Denney Barrow

Vice President

STATE OF Alabama

COUNTY OF Jefferson

I, Larry L. Halcomb

a Notary Public in and for said County, in said State,

hereby certify that Denney Barrow

whose name as Vice President of Harbar Construction Company, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for
and as the act of said corporation.

Given under my hand and official seal, this the

24th day of

June

, 19 91

EXHIBIT A

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 195 in the Probate Office of Shelby County, Alabama.

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

91 JUL -1 AM 8:49

JUDGE OF PROBATE

1	Dead Tax	35.00
2	Mfg. Tax	
3	Advertising Fee	3.00
4	Recording Fee	3.00
5	No. 1st Fee	
6	Transfer Fee	1.00
Total		42.00