

This instrument was prepared by  
(Name) **LARRY L. HALCOMB**

ATTORNEY AT LAW

(Address) **3512 OLD MONTGOMERY HIGHWAY**

**HOMewood, ALABAMA 35244**

**WARRANTY DEED-**

Send Tax Notice To: **William G. Armstrong**  
name  
**3123 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 grantees 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 grantees, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of The Fairways at Riverchase, recorded in Map Book 13, page 18, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1991.

Subject to 20 foot Easement for Utilities as shown by recorded Map.

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.

Subject to restrictions appearing of record in Misc. Volume 14, page 536 and amended by Misc. Volume 17, page 550 and by Misc. Volume 34, page 549, in the Probate Office of Shelby County, Alabama.

Subject to restrictions appearing of record in Real 218, page 800 and Real 212, page 575, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantees, 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 31st day of July, 1991.

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

91 AUG -2 AM 11:56

JUDGE OF PROBATE

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 31st day of July, A. D. 1991.

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1994

\*in his capacity as General Partner of

Fairways Partnership, an Alabama General Partnership

Partnership