

2594

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, 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 Thirty four thousand and No/100 (34,000.00)

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

Minerals and mining rights excepted.

Subject to taxes for 1992.

Subject to easement on Rear and thru middle of lot of undetermined size as shown by recorded Map.

Subject to Agreement with Alabama Power Company recorded in Real 224, page 195, 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 to 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; 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.

1. Deed Tax	\$ <u>34.00</u>
2. Mig. Tax	\$ _____
3. Recording Fee	\$ <u>2.50</u>
4. Indexing Fee	\$ <u>3.00</u>
5. No Tax Fee	\$ _____
6. Certified Fee	\$ <u>1.00</u>
Total	\$ <u>40.50</u>

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 18th day of December, 19 91.

Fairways Partnership, an Alabama General Partnership

Percy W. Brower, Jr.

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

91 DEC 26 AM 9:37

STATE OF ALABAMA
JEFFERSON COUNTY

JUDGE OF PROBATE

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 18th day of December, A. D., 19 91.

*in his capacity as General Partner of
Fairways Partnership

Larry L. Halcomb Notary Public

My Commission Expires January 23, 1994