

This instrument was prepared by

Send Tax Notice To: James A. Benton, Jr.

(Name) Larry L. Halcomb

name

924 Chestnut Oak Circle

address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Birmingham, AL 35244

Corporation Form Warranty Deed

STATE OF ALABAMA)

COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY SEVEN THOUSAND SIX HUNDRED FORTY AND NO/100-----
-----DOLLARS (\$167,640.00) :

to the undersigned grantor, Harbar Construction Company, Inc

a corporation

(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 James A. Benton, Jr.

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

Lot 56A, a Resurvey of Lots 54, 55 & 56, The Fairways at Riverchase, as recorded in Map Book 17, Page 122, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1994.

Subject to restrictions, easements, right-of-way, and agreement with Alabama Power Company of record.

Subject to Incorporation of Fairways Owners Association of record.

\$ 90,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-16881

05/25/1994-16881

11:08 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 86.50

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 encumbrances, 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 Vice President who is authorized to execute this conveyance, hereto set its signature and seal,

this the 20th day of May, 1994.

ATTEST:

Harbar Construction Company, Inc

By

Denney Barrow
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 20th day of May, 1994

My Commission Expires
January 21, 1998

Notary Public

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