

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

Minerals and mining rights excepted.

Subject to taxes for 1994.

Subject to 10 foot easement on rear and easement on front of lot for ingress and egress of undetermined size as shown on recorded map.

Subject to restrictions appearing of record in Misc. Volume 14, Page 536, Misc. Volume 17, Page 550, Misc. Vol. 34, Page 549, Real Volume 218, Page 800, Real Volume 224, Page 195 and Real Volume 148, Page 327.

Subject to agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 224, Page 182.

Subject to right of way granted to South Central Bell Telephone Company recorded in Real Volume 3433, Page 203 in Jefferson County, Alabama, Birmingham Division.

Subject to Incorporation of the Fairways Owners Association as recorded in Inst. #1992-30944.

09/09/1994-27839
01:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 42.50

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 31st day of August, 19 94.

Fairways Partnership, an Alabama
General Partnership

By: *Percy W. Brower, Jr.* (Seal)
General Partner

(Seal)

(Seal)

(Seal)

(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 31st day of August, A. D., 19 94.

Larry L. Halcomb

Notary Public

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

My Commission Expires: 1/23/98

Inst # 1994-27839