

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 Forty Two Thousand Five Hundred and No/100 (\$42,500.00)

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 31-B, according to Resurvey No. 2, The Fairways at Riverchase, as recorded in Map Book 20, Page 53, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1997.

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

04/07/1997-10690  
10:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NEL 51.00

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 3rd day of April, 19 97

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Fairways Partnership, an Alabama  
General Partnership

Percy W. Brower, Jr.  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that Percy W. Brower, Jr., General Partner whose name(s) 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 hands and official seal this 3rd day of April, A.D., 19 97

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

Larry L. Halcomb

Notary Public

My Commission Expires  
January 23, 1998

Inst # 1997-10690