

STATUTORY WARRANTY DEED

his instrument was prepared by

Send Tax Notice To: Susan K. Mintz

Name) Larry L. Halcomb
3512 Old Montgomery Highway
 Address) Birmingham, Alabama 35209

name
200 Beaver Creek Pkwy
 address
Pelham, Alabama 35124

orporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

that in consideration of Two Hundred Eight Thousand Six Hundred and No/100 (208,600.00)

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

Susan K. Mintz

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

See Legal Description on attached Exhibit "A".

Minerals and mining rights excepted.

Subject to taxes for 1999.

Subject to restrictions and covenants appearing of record in Inst. #1998-29313.

Subject to easement as shown by instrument recorded in Inst. #1997-34735.

Subject to right-of-way granted to Alabama Power Company recorded in Volume 263, Page 46.

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 SHELBY COUNTY JUDGE OF PROBATE

002 CJI 76.00

\$ 143,600.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

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 30th day of September, 19 99.

ATTEST:

Harbar Construction Company, Inc.

By 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 30th day of September, 19 99

My Commission Expires
 January 23, 2002

My Commission Expires
 January 23, 2002

Notary Public
Larry L. Halcomb

EXHIBIT "A"

Part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 35, Township 19 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

From the Southeast corner of Lot 133, Beaver Creek Preserve, First Sector as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 24, Page 63 run in a Westerly direction along the South line of said Lot 133 and its Westerly extension thereof for a distance of 156.23 feet to an existing iron rebar; thence turn an angle to the left of 90 degrees and run in a Southerly direction for a distance of 150.0 feet; thence turn an angle to the left of 90 degrees and run in an Easterly direction for a distance of 70.0 feet to an existing iron rebar set by Laurence D. Weygand and being the point of beginning; thence continue in an Easterly direction along last mentioned course for a distance of 52.72 feet to a point of curve, said curve being concave in a Southwesterly direction and having a central angle of 81 degrees 35 minutes 52 seconds and a radius of 15.0 feet; thence turn an angle to the right and run in a Easterly and Southeasterly direction along the arc of said curve for a distance of 21.36 feet to a point of reverse curve, said curve being concave in a Northeasterly direction and having a deflection angle of 6 degrees 21 minutes 49 seconds $\frac{1}{2}$ inch and a radius of 258.57 feet; thence turn an angle to the left and run in a Southeasterly direction along the West right of way line of Beaver Creek Parkway for a distance of 57.44 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right (90 degrees from the tangent) and run in a Southwesterly direction for a distance of 88.11 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 111 degrees 08 minutes 06 seconds and run in a Northerly direction for a distance of 100.0 feet, more or less, to the point of beginning.

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