

**STATUTORY WARRANTY DEED**

This instrument was prepared by

Send Tax Notice To: Nathan G. Bogdan  
 name 233 Beaver Crest  
 address Pelham, Alabama 35124

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

Corporation Form Warranty Deed

STATE OF ALABAMA )  
 )  
 COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty Thousand Two Hundred Fifty & No/100 (180,250.00)  
 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 Nathan G. Bogdan

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

Lot 44, according to the Survey of Beaver Creek Preserve, Third Sector, as recorded  
 in Map Book 17, Page 91, in the Probate Office of Shelby County, Alabama.  
 Minerals and mining rights excepted.  
 Subject to taxes for 2001.  
 Subject to 10 foot easement on West and North side of lot as shown on recorded map.  
 Subject to restrictions as shown on recorded map.  
 Subject to restrictions and covenants appearing of record in Inst. No. 2000-19725  
 and Shelby Inst. No. 2000-38708.  
 Subject to right of way granted to Alabama Power Company recorded in Inst. No. 2000-23179.  
 Subject to restrictions and covenants appearing of record in Inst. No. 1998-29313  
 and Inst. No. 2000-19725.  
 Subject to easement as recorded in Inst. No. 1997-34735.  
 Subject to right of way granted to Alabama Power Company recorded in Volume 263,  
 Page 46 and Inst. No. 2000-23197.

\$ 153,212.00 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 ~~Inst. No. 2001-08427~~

03/09/2001-08427  
 12:01 PM CERTIFIED

IN WITNESS WHEREOF, the said GRANTOR by its Vice President <sup>SHELBY COUNTY JUDGE OF PROBATE</sup> ~~001 CJ1~~ Denney Barrow, who is authorized  
 to execute this conveyance, hereto set its signature and seal,

this the 2nd day of March, 19 2001

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 2nd day of March, 19 2001

My Commission Expires  
 January 23, 2002

Larry L. Halcomb  
 Larry L. Halcomb Notary Public