

**STATUTORY WARRANTY DEED**

This instrument was prepared by

Send Tax Notice To: Mary P. Nichols  
 name 222 Beaver Trail  
 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 Ten Dollars & Other Valuable Consideration

to the undersigned grantor, Harbar Construction Company, Inc.

(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 Mary P. Nichols a corporation

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

See Legal Description on attached Exhibit "A".

Minerals and mining rights excepted.  
 Subject to taxes for 2001.  
 Subject to easements; builsind line; and, restrictions as shown on recorded map.  
 Subject to restrictions and covenants appearing of record in Inst. No. 2000-19725.  
 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.

Inst # 2001-24408

06/14/2001-24408  
 09:32 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE

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, Denney Barrow who is authorized to execute this conveyance, hereto set its signature and seal,

this the 12<sup>th</sup> day of May, 192001

ATTEST:  
Alison H. Ray

Harbar Construction Company, Inc.  
 By Denney Barrow  
 Denney Barrow, Vice President

STATE OF ALABAMA )  
 )  
 COUNTY OF JEFFERSON )  
 I, The Undersigned

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 12 day of May, 192001

My Commission Expires January 23, 2002  
[Signature]  
 Notary Public

EXHIBIT "A"

A portion of Lot 70, Beaver Creek Preserve Third Sector as recorded in Map Volume 27, Page 91, in the Office of the Judge of Probate; Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing iron rebar, being the locally accepted Northeast corner of said Northeast corner of said Lot 70, run in a Southerly direction, along the East line of said Lot 70, for a distance of 97.0 feet to the Southeast corner of said lot; thence turn an angle to the right of 90 degrees and run in a Westerly direction, along the South line of said Lot 70, for a distance of 6.33 feet, to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 96 degrees 14 minutes 45 seconds and run in a Northerly direction for a distance 37.57 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 4 degrees 05 minutes 29 seconds and run in a Northerly direction for a distance of 59.70 feet, more or less, to the point of beginning.

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