

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Robert W. Flowers, II
name

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

216 Beaver Crest
address
Pelham, Alabama 35124

Corporation Form Warranty Deed

STATE OF ALABAMA)

COUNTY OF **SHELBY**)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Eighty One Thousand Four Hundred Twelve & No/100 (181,412.00)**

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 **Robert W. Flowers, II**

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

Lot 69, according to the Survey of Beaver Creek Preserve, Third Sector, as recorded in Map Book 27, Page 91, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 2001.

Subject to 7.5 foot easement on East side of lot 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.

Subject to restrictions and covenants appearing of record in Inst. No. 2000-38708.

08/06/2001-32618
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 16.50

\$ 175,960.00 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, Denney Barrow,** who is authorized to execute this conveyance, hereto set its signature and seal,

this the 27th day of July, 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 27th day of July, 19 2001

My Commission Expires
January 23, 2002

Larry L. Halcomb Notary Public

Inst # 2001-32618