

This instrument was prepared by
(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Louise Latham Smith and husband, George Smith

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Everett E. Taff

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

A part of Lots 42, 43, 44 and 45 according to Original Plan of town of Montevallo and also a part of W₂ of Fractional Section 28, Township 22 South, Range 3 West, described as follows: Begin at the easternmost corner of Lot 42 according to Original Plan of town of Montevallo and run northwesterly along southwest side of Shelby Street a distance of 150 feet; thence in a southwesterly direction and parallel with Island Street and 150 feet distant therefrom to the intersection of Shoal Creek; thence in a southeasterly direction along Shoal Creek to its intersection with Island Street; thence in a northeasterly direction along the northwest line of Island Street to the point of beginning; EXCEPTING lot sold to Leslie H. Hubbard and L. C. Parnell described in Deed Book 103 page 549 and more particularly described as follows: Beginning at a point on the SW margin of Shelby Street which is 75 feet NW of the easternmost corner of Lot No. 42 according to original plan of the town of Montevallo as the same is recorded; running thence NW along the margin of Shelby Street a distance of 75 feet; thence southwest perpendicular to Shelby Street and parallel with and 150 feet equidistant from the NW line of Island Street 100 feet; thence SE to a point 75 feet westerly from the NW line of said Island Street measured at right angles therefrom and thence NE parallel with said Island Street and 75 feet equidistance from the NW line of Island Street to the point of beginning of said exception.

Also conveys the right to construct and maintain a sewel line on the northwest line of said lot excepted.



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Shelby Cnty Judge of Probate, AL
02/04/1972 12:00:00 AM FILED/CERT

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 29th day of January, 1972.

(Seal)

(Seal)

(Seal)

Louise Latham Smith
Louise Latham Smith (Seal)

George Smith
George Smith (Seal)

(Seal)

STATE OF ALABAMA

MALENGA COUNTY

General Acknowledgment

I, W. H. Bratten Jr., a Notary Public in and for said County, in said State, hereby certify that Louise Latham Smith and husband, George Smith whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, A. D., 1972.

W. H. Bratten Jr.

Notary Public.