

This instrument was prepared by
(Name) Wallace, Ellis, Head & Fowler, Attorneys.

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19800826000094380 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/26/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of OTHER VALUABLE CONSIDERATION and ONE DOLLAR (\$1.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Ronald Dale Yancey and wife, Barbara Ann Yancey

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

Alabama, a Municipal Corporation

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

An easement for a right of way for a public street over and across the following described parcel:

A 50 foot street right of way located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East in Shelby County, Alabama, being 25 feet on each side of a center line described as follows:

As a starting point start at the SE corner of Lot 9, Fancher Subdivision, as recorded in Plat Book 4, page 31, in the Probate Office of Shelby County, Alabama; thence Eastwardly and along the prolongation of the South line of said Lot 9 for a distance of 20.0 feet to the point of beginning of the center line described herein; thence Southwardly and parallel to the East boundary of said Lot 9 for a distance of 183.13 feet to a point of tangency of a curve having a center line radius of 152.21 feet and a delta of 52 degrees 27 minutes 45 seconds to the right; thence along the curving center line concaving to the right for an arc distance of 139.37 feet to the end of the center line described herein.

Subject to easements and rights of way of record, and according to survey of McGiffert and Associates, Inc., Civil Engineers, David L. McGiffert, Registered Professional Engineer, dated May 14, 1980.

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
day of June, 1980.

(Seal)

(Seal)

(Seal)

Ronald D. Yancey (Seal)
(Ronald Dale Yancey)

Barbara Ann Yancey (Seal)
(Barbara Ann Yancey)

(Seal)

FOR THE
STATE OF ALABAMA
SHELBY COUNTY

Rec. 1.50
Sub. 1.00
2.50

General Acknowledgment

I, the undersigned, a commissioned officer of the Armed Forces of the United States of America, presently serving in Spain, where this acknowledgement is executed, hereby certify that Ronald Dale Yancey and wife, Barbara Ann Yancey whose name S 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 23rd day of June, A. D. 1980.

Herbert K. Caspell

BOOK 328 PAGE 131