

WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 11 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of eighteen thousand and 00/100 dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Robert C. Eason, Jr., a married man, of 463 Wilson Dr., Montevallo, AL 35115 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Marvin E. Hall and wife, Mary E. Hall, of 88 W Middle St., Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Lot no. 21 in the town of Montevallo, according to the original plan of said town, as the same is recorded in the Probate Office of Shelby County, Alabama; which part hereby conveyed is particularly described and bounded by the following metes and bounds, to-wit: Beginning at a point on the SW margin of Middle Street, which is 200 feet NW of the easternmost corner of said Lot no. 21, measuring along said margin of Middle Street, thence NW along the SW margin of Middle street a distance of 12½ feet; thence running SW, perpendicular to said Middle Street a distance of 75 feet; thence SE, parallel with said Middle Street, a distance of 62½ feet; thence NE, parallel to Valley Street and to Main Street, a distance of 75 feet to the SW margin of said Middle Street; thence NW along the SW margin of Middle Street a distance of 50 feet to the point of beginning.

It is the intent of this instrument to convey the former Carpenter Brothers garage on Middle Street, Montevallo, whether or not correctly described, or described at all.

Source of title: a warranty deed from grantees herein to grantor herein executed 14 August 1981.

To have and to hold to the said grantee, his, her or their heirs and assigns forever.

I Robert C. Eason, Jr. do for myself and for my heirs, executors, and administrators covenant with the said grantee, his, her, or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 20 March 1985.

Witness:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 MAR 25 AM 10:56

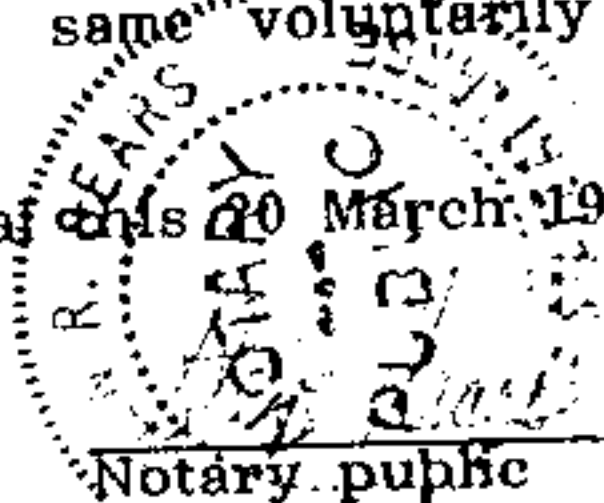
Rec-250
Ind-700
350

Robert C. Eason, Jr. (Seal)
Robert C. Eason, Jr.

Leigh Eason (Seal)
Leigh Eason

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Robert C. Eason, Jr. and wife Leigh Eason, whose names are signed to the foregoing conveyance, and who are (made) 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 20 March 1985.



Merchants & Planters Bank

POST OFFICE BOX 250
MONTEVALLO, ALABAMA 35115