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This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Joel Craig Williams
(Address) 416 Meadow Road
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-FOUR THOUSAND NINE HUNDRED AND NO/100 (\$44,900.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

PAULINE SCOTT ROGAN TOWERY, an unmarried woman

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

JOEL CRAIG WILLIAMS, an unmarried man

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

Lot 13, Block 3, according to Arden Subdivision of the Town of Montevallo, Alabama as recorded in Map Book 3 on Page 64 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 139 page 269 and Map Book 3 page 64 in Probate Office.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 165 page 480, Deed Book 198 page 531 and Deed Book 198 page 496 in Probate Office.

Easement to City of Montevallo as shown by instrument recorded in Deed Book 219 page 507 in Probate Office.

Mineral and mining rights if not owned by Grantor.

Subdivision regulations as set out by instrument recorded in Deed Book 133 page 156 in the Probate Office.

\$45,208.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 21st
day of May, 19 87

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

(Seal)

(Seal)

1987 JUN -2 PM 1:05

(Seal)

James C. Henderson, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY

County

General Acknowledgment

I, the undersigned
in said State, hereby certify that

Pauline Scott Rogan Towery, an unmarried woman

whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of May, 19 87

Pauline Scott Rogan Towery
Pauline Scott Rogan Towery

(Seal)

1. Deed Tax \$ — (Seal)

2. Mtg. Tax —

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 3.50

Don J. Biddle
Notary Public