

This instrument was prepared by:

(Name) Mitchell A. Spears

(Address) P. O. Box 91

Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Loren V. McAnally

(Address) 129 Shoshone

Montevallo, AL 35115

1580

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand, Five Hundred and 00/100, (\$12,500.00) ————DOLLARS

to the undersigned grantor, VIC-SAN, 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 presentes, grant, bargain, sell and convey unto

Loren V. McAnally and wife, Gay H. McAnally

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

Lot 105, according to the Survey of Indian Highlands, Third Addition, as recorded in Map Book 6 page 28, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Building setback line of 40 feet reserved from Creek Street as shown by plat.
Public utility easements as shown by recorded plat, including a 5 foot on the rear and a 6 foot on the Westerly side of lot.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 9 page 208 in Probate Office.

Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 285 page 797 in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 9 page 461 and Deed Book 242 page 791 and covenants pertaining thereto recorded in Misc. Book 9 page 244 in Probate Office.

Mineral and mining rights are not insured.

1. Deed Tax \$ 12.50

2. Mtg. Tax _____

3. Recording Fee 2.50

4. Indexing Fee 2.00

TOTAL 17.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 16th day of June, 19 89

ATTEST:

By Victor R. Scott
Victor R. Scott, Its President

Secretary

I CERTIFY THIS INSTRUMENT WAS FILED

STATE OF ALABAMA

SHELBY

County

89 JUN 23 AM 11:55

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Victor R. Scott

whose name as President of VIC-SAN, 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 16th day of June, 19 89

Duson C. Parks
Notary Public