

1138  
This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:

(Name) Mitchell A. Spears

(Address) P. O. Box 91

Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Dorothy L. Cottingham

(Address) #33 Scott Village

Montevallo, Alabama 35115

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY**

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Thousand and 00/100, (\$5,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Mary Lee Brown, a married woman

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

Dorothy L. Cottingham

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

A parcel of land located in the West 1/2 of the NW 1/4 of Section 3, Township 24 North, Range 12 East, being a part of Block 8, in the Town of Montevallo, Shelby County, Alabama, more particularly described as follows: Commence at the intersection of the Westerly right of way line of Cedar Street and the Southerly right of way line of Commerce Street and run Westerly along said Southerly right of way line a distance of 80.5 feet to the point of beginning; thence turn an angle of 90 deg. 00 min. to the left and run Southerly 154.0 feet; thence turn an angle of 90 deg. 00 min. to the right and run Westerly 80.5 feet; thence turn an angle of 90 deg. 00 min. right and run Northerly 154.0 feet to a point on the Southerly right of way line of Commerce Street; thence along said Street in an Easterly direction 80.5 feet to the point of beginning; being situated in Shelby County, Alabama.

**SUBJECT TO:**

Mortgage executed by Grantee on even date herewith, in favor of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, in the sum of \$42,000.00.

Right-of-way and easements of record.

Mineral and mining rights are not insured.

The property herein conveyed is neither the homestead of Grantor, nor her spouse, neither is said real estate contiguous to the homestead of Grantor or her spouse.

**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 25th day of August 1989

89 AUG 28 PM 3:01

(Seal)

Mary Lee Brown

(Seal)

1. Deed Tax \$ 5.00

(Seal)

2. Mtg. Tax       

(Seal)

3. Recording Fee 2.50

4. Indexing Fee 3.00

TOTAL 11.50

a Notary Public in and for said County,

**STATE OF ALABAMA**

**SHELBY**

**County**

**General Acknowledgment**

I, the undersigned authority  
in said State, hereby certify that

Mary Lee Brown

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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25 day of August 19 89

My Commission Expires 3/31/91