

This instrument was prepared by  
**Mitchell A. Spears**  
ATTORNEY AT LAW  
143 Main, P.O. Box 291 119 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: David Kellis  
(Name) \_\_\_\_\_  
3183 Lee Street  
(Address) \_\_\_\_\_  
Pelham AL 35124

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY**

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FIVE THOUSAND FIVE HUNDRED and 00/100-----(\$5,500.00)-----DOLLARS

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

**JACK SPINKS, a married man**

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

**DAVID KELLIS**

(herein referred to as grantee, whether one or more), the following described real estate, situated in

**Shelby**

**County, Alabama, to-wit:**

Part of Lot 19, according to the Original Plan the Town of Montevallo, described as follows:

Commence at the Southeast corner of Lot 19, according to the Original Plan of the Town of Montevallo and run Northeasterly for 28.0 feet to point of beginning; thence continue along last described course for 6.00 feet; thence left 90 deg. 00 min. and run Northwesterly for 148.00 feet; thence left 90 deg. 00 min. and run Southwesterly for 6.00 feet; thence left 90 deg. 00 min. and run Southeasterly for 148.00 feet to point of beginning; being situated in Shelby County, Alabama.

**SUBJECT TO:**

Property Taxes for 1994 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 184 page 57 in Probate Office.

Easement(s) to Montevallo Gas Line as shown by instrument recorded in Deed 147 page 136 in Probate Office.

Easement(s) to South Central as shown by instrument recorded in Real 385 page 574 in Probate Office.

THE REAL ESTATE HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERE TO.

08/04/1994-24428  
01:27 PM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE  
001 MCD 14.50

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 3rd day of August, 19 94

*Jack Spinks*  
JACK SPINKS

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

**STATE OF ALABAMA**

**SHELBY**

**County**

**General Acknowledgment**

I, the undersigned authority in said State, hereby certify that **Jack Spinks**

a Notary Public in and for said County.

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 3rd day of August, 1994

My Commission Expires: 9/98

*M. A. Spears*  
Notary Public

Inst # 1994-24428