

176

\$5.50 Feb. St.

Lot \$5,000.00

BOOK 155 PAGE 579

6M-7-52

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100 (\$100.00) DOLLARS
and other valuable consideration

to the undersigned grantor , J. R. Lewis, a widower

in hand paid by Victor Scott

the receipt whereof is acknowledged I the said J. R. Lewis

do grant, bargain, sell and convey unto the said Victor Scott

the following described real estate, situated in Shelby
County, Alabama, to-wit:

A lot situated in the Town of Montevallo, Alabama, more particularly described as follows:
Commence at the southermost corner of the intersection of Broad Street and Shelby Street
and go thence along the Southern boundry of Broad Street in a Southwesterly direction 60
feet to a point, which is the point of beginning; go thence perpendicular to Broad Street
and in a Southeasterly direction 100 feet; go thence in a Southwesterly direction and
parallel with Broad Street a distance of 90 feet; thence in a Northwesterly direction and
perpendicular to Broad Street 100 feet to the Southerly boundry of said Broad Street;
thence along the boundry of said Street in a Northeasterly direction a distance of 90 feet
to the point of beginning.

The grantor reserves the right to construct and maintain a sewer across the within conveyed
property. The grantor, for himself, his heirs and assigns, agrees that in the event the
surface of said property is disturbed in connection with the construction or maintenance of
a sewer across said property then said surface shall be restored to as good condition as it
was in prior to such construction or maintenance.

The grantee agrees for himself, his heirs or assigns, that no petroleum products shall be
sold on or from the property described herein prior to 1980.

It is further agreed that the grantee, his heirs or assigns, shall have
the right to connect on to and use any sewer line constructed or maintained
on said property by the grantor, his heirs or assigns.

TO HAVE AND TO HOLD, To the said Victor Scott, his
heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant
with the said Victor Scott, his

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all
encumbrances;

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 Victor Scott, his

heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal,
this 7th day of October, 1952.

WITNESSES:

Lucia O. Kent
Howard Mc Goughy Sr

J. R. Lewis (Seal.)
(Seal.)
(Seal.)
(Seal.)

State of ALABAMA

SHELBY

COUNTY

I, _____, a Notary Public in and for said County, in said State,
hereby certify that J. R. Lewis, a widower,
whose name 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 _____ day of _____, 1952.

Notary Public

Filed in the office of the Probate Judge on the 13 day of Oct 1952 at 8 o'clock A M
and recorded in Deed Book 153 Page 579 this 14 day of Oct 1952
Deed Tax 2.00 Mortgage Tax _____ has been paid.
L.C. Walker, Judge of Probate