

2031

6165 Federal (Com)

BOOK

158 PAGE 350

WARRANTY DEED

STATE OF ALABAMA

Shelby County

KNOW ALL MEN by these presents, that in consideration of

Twelve Hundred & Fifty & -----no. 100 DOLLARS

to the undersigned grantor, Montevallo Development Company, a Corporation, in hand paid by.....

W. E. Lovelady Jr. & wife Edith Lovelady

the receipt whereof is acknowledged, the said Montevallo Development Company, a Corporation, does grant,

bargain, sell, and convey unto the said W. E. Lovelady & wife, Edith Lovelady

the following described property, situated, lying, and being in the Town of Montevallo, in the County of Shelby, State of Alabama:

Lot Number 13 in Block Number 1 according to Arden's Subdivision of Town of Montevallo, Alabama according to map as filed in Probate Office of Shelby County, Alabama in Map Book 3, page 64; Also all that part of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 21, Township 22, Range 3 West that lies north of Lot 13 in said Block 1 of Arden's Subdivision and east of an extension of the west line of said Lot 13 and west of Parkway Circle, and south of the north line of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of said Section 21, Township 22, Range 3 West; being situated in Shelby County, Alabama.

all according to Arden Subdivision to the Town of Montevallo, Alabama, and subject to the restrictions and covenants heretofore made by the Montevallo Development Company in the use of said lands heretofore made and which is shown of record in Deed Book 139, on page 269, in the office of the Judge of Probate of Shelby County, Alabama, all situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said W. E. Lovelady, Jr. & wife, Edith

Lovelady, heirs and assigns forever.

And Montevallo Development Company covenants and agrees with the said W. E. Lovelady,

Jr. & wife, Edith Lovelady, heirs and assigns,

that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances; that it has a good right to sell and convey the same, as aforesaid; that it will, and its successors and assigns will forever warrant and defend the title to said lands and the possession thereof unto the said W. E.

Lovelady, Jr. & wife, Edith Lovelady, heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Montevallo Development Company, a Corporation, has caused this deed to be executed in its name by R. E. Whaley, as its President, and attested by F. H. Frost, as its Secretary, and its Corporate Seal to be affixed on this, the 4th day of March, 1953.

ATTEST:

F. H. Frost
Secretary

Montevallo Development Co.
A Corporation
By *R. E. Whaley*
As its President

STATE OF ALABAMA

Shelby County

I, *Mary Lee Mahaffey*, a Notary Public, in and for said County, in said State, hereby certify that R. E. Whaley, whose name as President of the Montevallo Development Company, 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 this 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 4th day of March, 1953

Mary Lee Mahaffey
Notary Public, Shelby County, Alabama

Filed in the office of the Probate Judge on the 5 day of Mar 19 53 at 8 o'clock A. M.
and recorded in *Deed* Book *158* Page *350* this 6 day of Mar 19 53.
Deed Tax *4.50* Mortgage Tax has been paid.
L.C. Walker, Judge of Probate