

401

WARRANTY DEED

STATE OF ALABAMA  
Shelby County

*Rec'd correction  
see Deed Book 165  
page 203*

KNOW ALL MEN by these presents, that in consideration of ..(\$2250.00)  
Twenty-two hundred fifty & 00/100 \*\*\*\*\* DOLLARS

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

the receipt whereof is acknowledged, the said Montevallo-Development Company, a Corporation, does grant,  
bargin, sell, and convey unto the said .....Teamon E. McCulley.....  
the following described property, situated, lying, and being in the Town of Montevallo, in the County of  
Shelby, State of Alabama:

Lot 15 (Fifteen) Block 6 (six) in Arden Subdivision

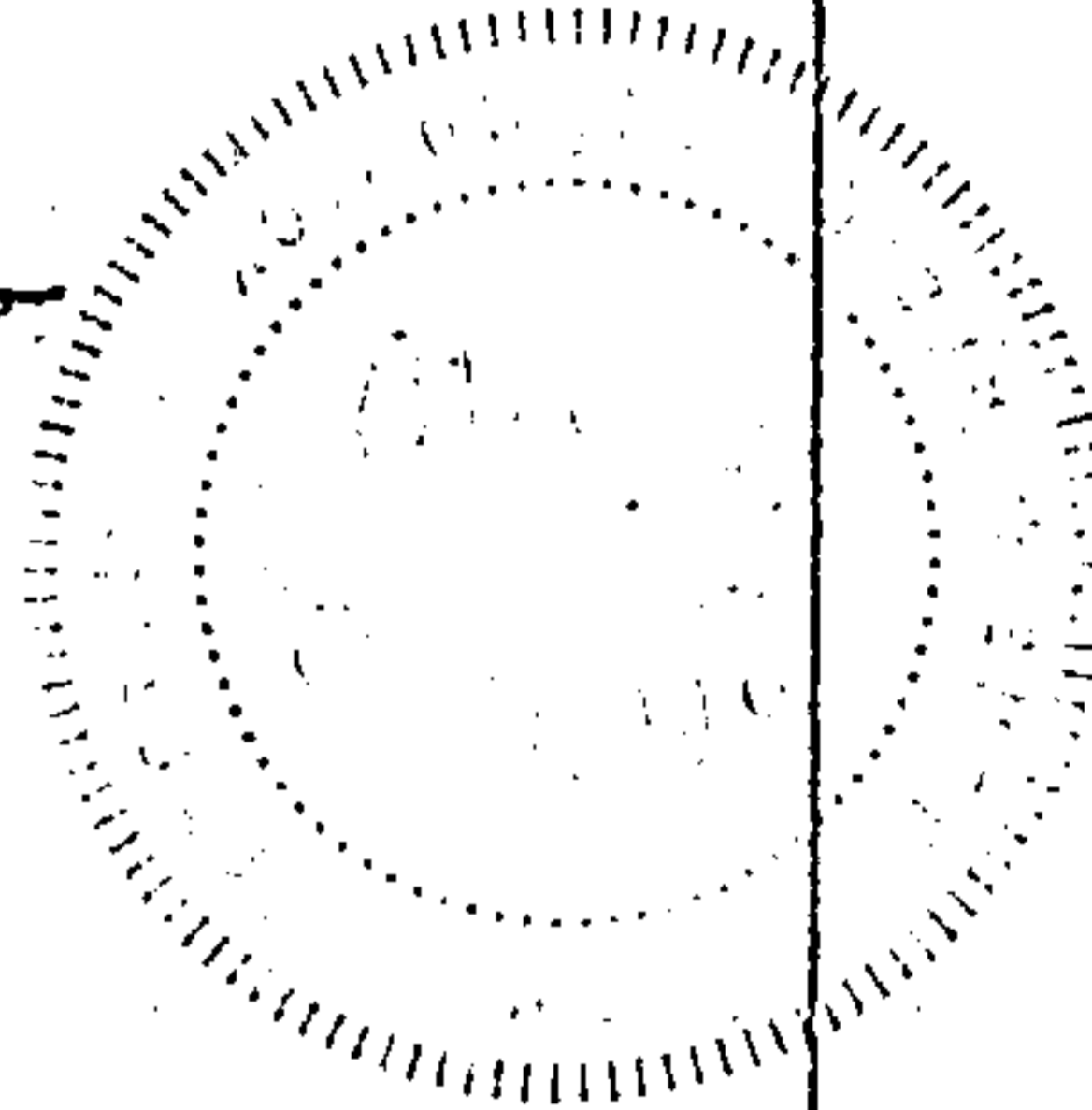
STATE OF ALABAMA  
SHELBY COUNTY

ACT NO. 780

I hereby certify that no Deed Tax has been col-  
lected on this instrument.

*L. C. Walker*  
Judge of Probate

"TAX EXEMPT"



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.....Teamon E. McCulley.....  
his

And Montevallo Development Company covenants and agrees with the said.....

Teamon E. McCulley, his heirs and assigns,

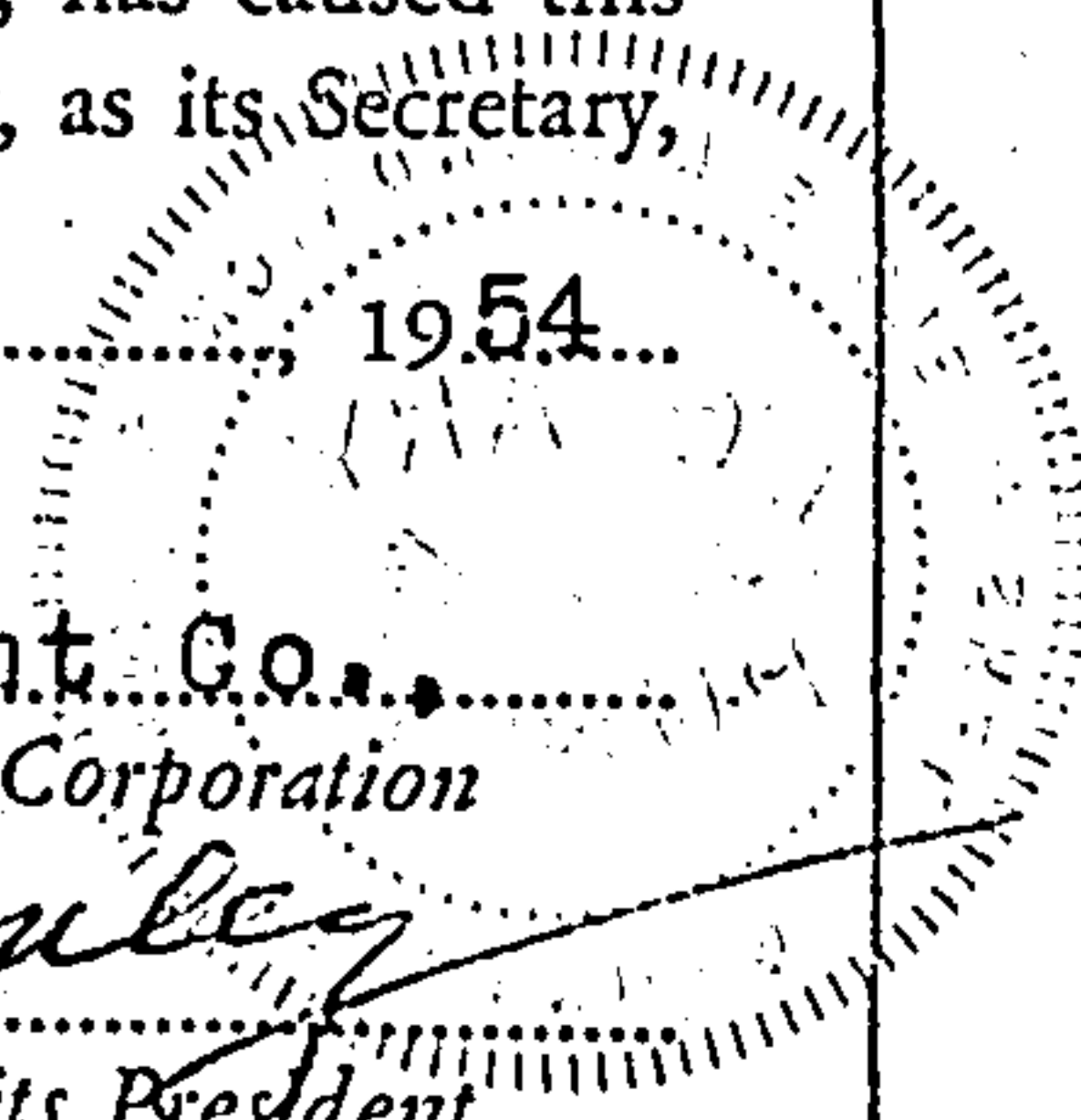
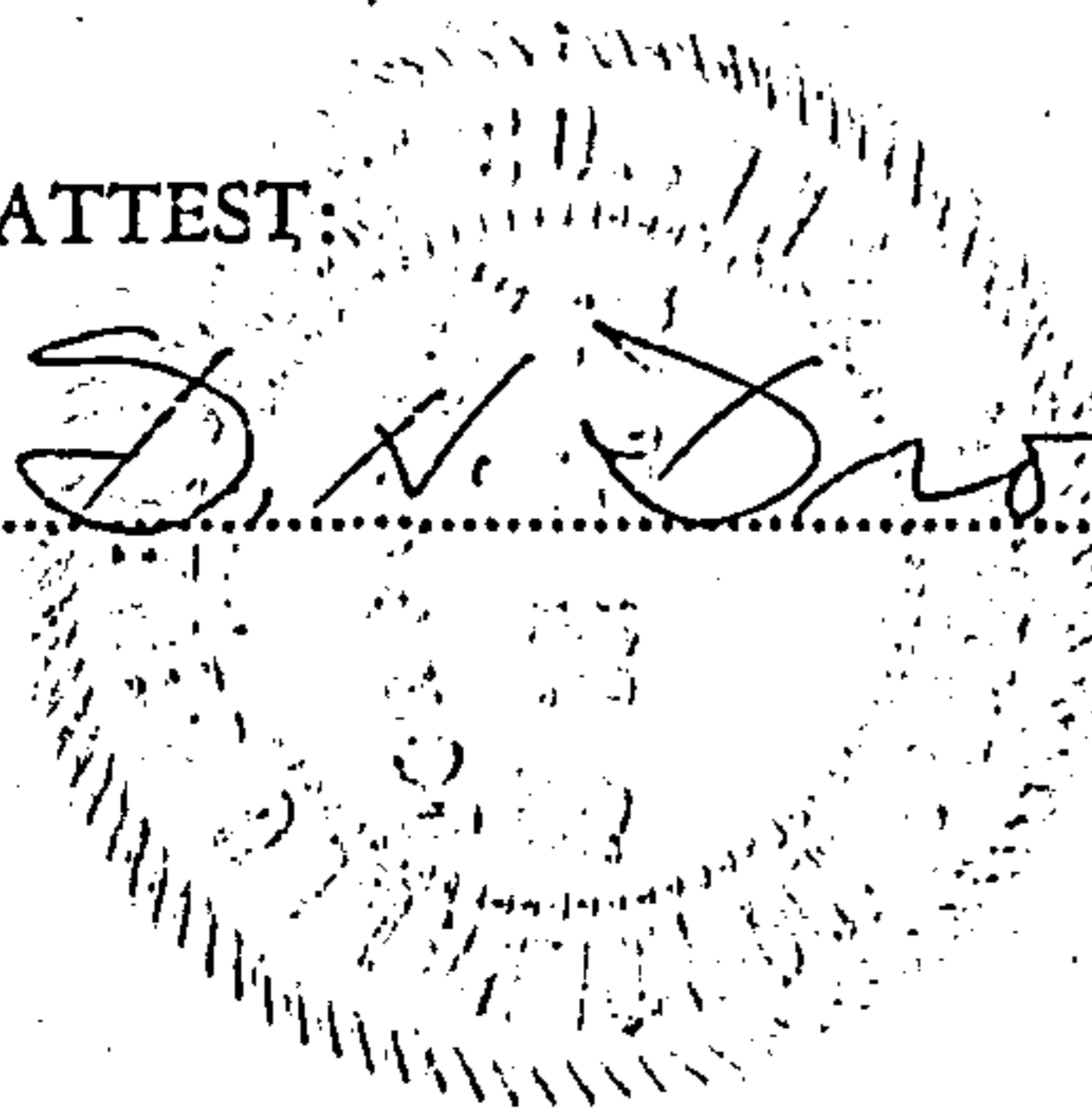
that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances; that  
it has a good right to sell and convey the same, as aforesaid; that it will, and its successors and assigns will  
forever warrant and defend the title to said lands and the possession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

Teamon E. McCulley, his, 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.....2nd...day of .....Sept....., 1954.....

ATTEST:  
*F. H. Frost*  
Secretary

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



STATE OF ALABAMA }  
Shelby County

I, Elsie L. Kendrick, 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 2 day of September, 1954

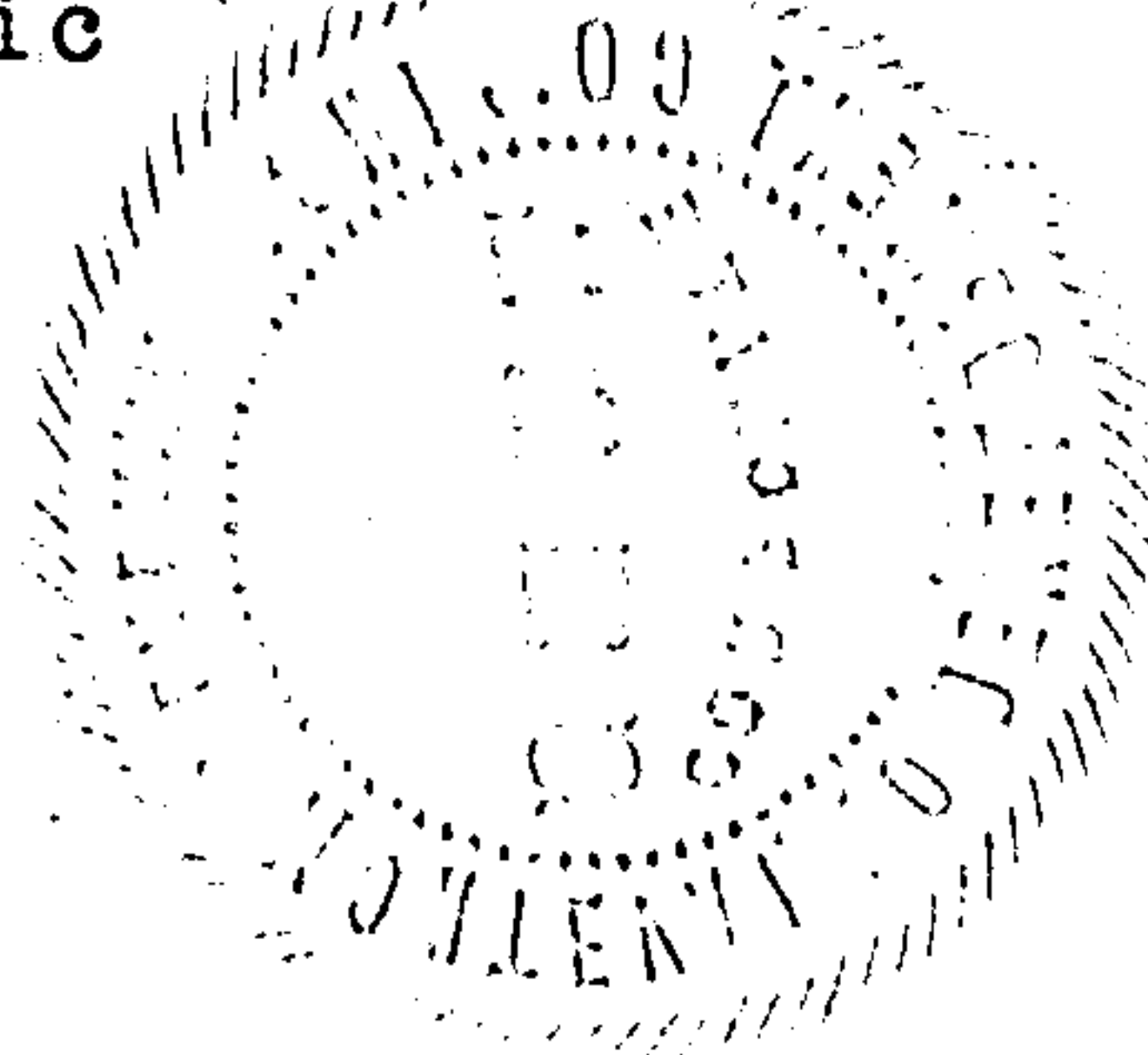
Elsie L. Kendrick  
Notary Public, Shelby County, Alabama

STATE OF ALABAMA  
SHELBY COUNTY

I, Elsie L. Kendrick, a notary Public in and for said County in said State hereby certify that R.E. Whaley whose name as President of Montevallo Development Company, a Corporation is signed to the foregoing conveyance and that F. H. Frost, whose name as Secretary of said Corporation is signed to said conveyance as attesting witness, and who are known to me acknowledged before me on this date that being informed of the contents of this conveyance they, as such officers and with full authority executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and seal of office this the 2 day of September, 1954.

Elsie L. Kendrick  
Notary Public



STATE OF ALABAMA, SHELBY COUNTY  
I, L.C. Walker, Judge of Probate, hereby certify that the within  
was filed for record the 2 day of September, 1954, at 2 o'clock PM  
and recorded in 2 Page 174 and the Mortgage Tax of 0.00  
Deed Tax of 0.00 has been paid.  
L.C. Walker Judge of Probate

Montevallo, Alabama

27 day of August, 1954

A meeting of the Directors of the Montevallo Development Company, Inc., a corporation, was held in Montevallo, Alabama on the 27 day of August, 1954 at which time there were present, Directors, R. E. Whaley, F. H. Frost, T. E. Watson, Sam Klotzman, and T. H. Napier, being all of the directors of said corporation.

Thereupon, T. H. Napier introduced the following resolution and moved its adoption, viz:

## RESOLUTION

Montevallo Development Company, a corporation having sold to Teamon E. McCulley, Lot 15 Block 6 of Arden's Subdivision of Montevallo and the purchase price having been paid, Therefore the president of said corporation is hereby authorized to execute a warranty deed conveying said property to the purchaser to be executed by R. E. Whaley as President of said Corporation and attested by F. H. Frost as its Secretary, which shall be executed by said officers in the name of, for, and as the act of said corporation, and when properly executed, said deed shall be delivered to said purchaser.

The motion for adoption of said resolution was seconded by Sam Klotzman.

Thereupon, a vote was had on said resolution and all the directors voted in favor of same.

Thereupon, the presiding officer declared said motion carried and said resolution adopted.

Attest:

F. H. Frost  
Secretary

R. E. Whaley  
Presiding Officer

Montevallo, Alabama

27th day of August, 1954

A meeting of the Directors of the Montevallo Development Company, Inc., a corporation, was held in Montevallo, Alabama on the 27th day of August, 1954 at which time there were present, Directors, R. E. Whaley, F. H. Frost, T. E. Watson, Sam Klotzman, and T. H. Napier, being all of the directors of said corporation.

Thereupon, T. H. Napier introduced the following resolution and moved its adoption, viz:

RESOLUTION

Whereas, on the 6th day of March, 1954 Montevallo Development Company, Inc., sold to Teamon E. McCulley Lot 15, Block 6 of Arden's Subdivision of Montevallo, Alabama, and the deed was executed conveying or attempting to convey to the purchaser said property. The deed so executed is recorded in the Probate Office of Shelby County, Alabama in Deed Book 165 at page 203, and Whereas said deed is defective.

Therefore, be it resolved by the Board of Directors of said Corporation that said deed aforementioned and the action of the officer attempting to deed the same be and the same is hereby ratified and confirmed.

Be it further resolved that said Corporation shall execute to said Teamon E. McCulley a deed of correction to be executed by R. E. Whaley as President of said Corporation and attested by F. H. Frost as Secretary, which deed shall be executed by said officers in the name of, for, and as the act of said corporation and when so properly executed said deed shall be delivered to said Teamon E. McCulley.

The motion for the adoption of said resolution was seconded by F. H. Frost.

Thereupon, a vote was had on said resolution and all directors voted in favor of same.

Thereupon, the presiding officer declared the said motion carried and said resolution adopted.

Attest:

F. H. Frost  
Secretary

R. E. Whaley  
Presiding Officer

STATE OF ALABAMA, SHELBY COUNTY  
I, L.C. Walker, Judge of Probate, hereby certify that the within deed  
was filed for record the 26 day of Oct, 1954 at 8 o'clock P. M.  
and recorded in 165 Record Page 203 and the Mortgage Tax of  
Deed Tax of        has been paid.  
L.C. Walker Judge of Probate