

2029

WARRANTY DEED

STATE OF ALABAMA }
Shelby County

KNOW ALL MEN by these presents, that in consideration of
Ten Thousand Two Hundred Fifty & No/100 DOLLARS

to the undersigned grantor, Montevallo Development Company, Inc., a Corporation, in hand paid by.....
Edwin Jack Sims, Jr., and wife, Sara Jane Sims
the receipt whereof is acknowledged, the said Montevallo Development Company, Inc., a Corporation, does grant,
bargin, sell, and convey unto the said Edwin Jack Sims, Jr. & wife Sara Jane Sims
the following described property, situated, lying, and being in the Town of Montevallo, in the County of
Shelby, State of Alabama:

Lot 1, Block 6, according to Arden Subdivision, as recorded
in the Office of the Judge of Probate of Shelby County,
Alabama. Said property located at Montevallo, 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, Inc. 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 Edwin Jack Sims, Jr., and wife,
Sara Jane Sims , heirs and assigns forever.

And Montevallo Development Company, Inc. covenants and agrees with the said.....
Edwin Jack Sims, Jr., and wife, Sara Jane Sims 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 Edwin Jack Sims, Jr.,
Jr., & wife Sara Jane Sims, heirs and assigns forever, against the lawful claims of all persons:

IN WITNESS WHEREOF, the said Montevallo Development Company, Inc., 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 23rd day of February, 1955.

ATTEST:

[Signature]

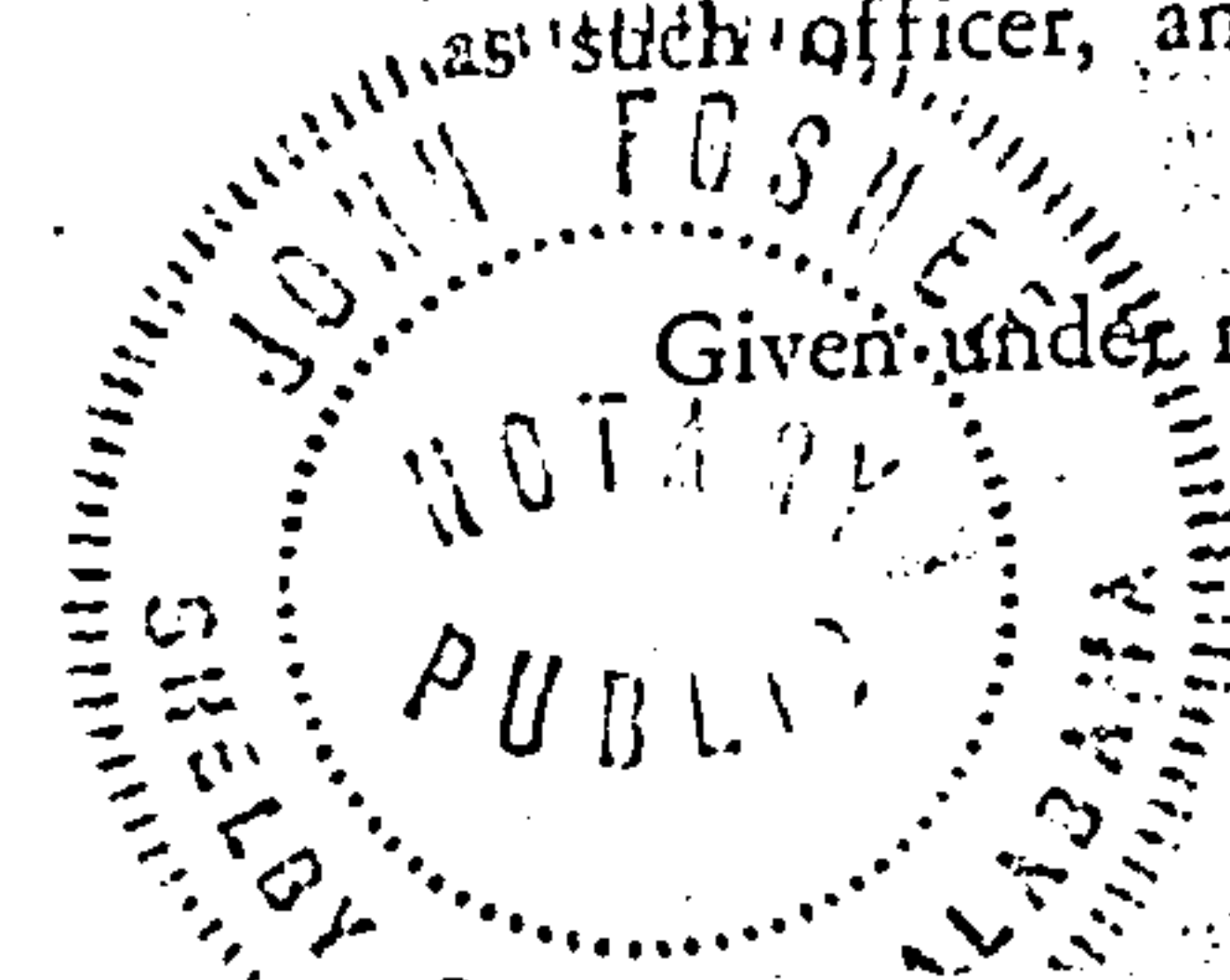
Montevallo Development Company, Inc.

By *[Signature]*
As its President

STATE OF ALABAMA }
Shelby County

I, John Foshee , 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, Inc., 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 24th day of February, 1955.



[Signature]
Notary Public, Shelby County, Alabama

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within *[Signature]*
was filed for record the 25 day of Feb, 1955 at 8 o'clock *[Signature]*
and recorded in *[Signature]* record page 490 and the Mortgage Tax of
Deed Tax of 10.50 has been paid.
L.C. Walker, Judge of Probate