

\$ 2.75 2nd copy

1393

Book 177 page 274

WARRANTY DEED

STATE OF ALABAMA }
Shelby County

KNOW ALL MEN by these presents, that in consideration of
Two-thousand-two-hundred-fifty & 00/100 ***** DOLLARS

to the undersigned grantor, Montevallo Development Company, a Corporation, in hand paid by.....
Philip J. Kyser, and wife Vera Mae D. Kyser

the receipt whereof is acknowledged, the said Montevallo Development Company, a Corporation, does grant,
bargain, sell, and convey unto the said Philip J. Kyser, and wife Vera Mae D. Kyser
the following described property, situated, lying, and being in the Town of Montevallo, in the County of
Shelby, State of Alabama:

Lot Number 17 in Block Number 6

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 Philip J. Kyser, and wife Vera Mae D.
Kyser, their, heirs and assigns forever.

And Montevallo Development Company covenants and agrees with the said Philip J. Kyser,
and wife Vera Mae D. Kyser, and their 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 Philip J.
Kyser, and wife Vera Mae D. Kyser their 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 6th day of September, 1955.

ATTEST
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.

under my hand and official seal, this, 6th day of September, 1955

Mary Lee Mahaffey
Notary Public, Shelby County, Alabama

STATE OF ALABAMA, SHELBY COUNTY
I, L. C. Walker, Judge of Probate, hereby certify that the within
was filed for record the 12 day of Jan 1956 at 8 o'clock
and recorded in Deed Record 177 Page 274 and the mortgage tax of
Deed Tax of 2.50 has been paid.

Judge of Probate

been paid
instrument
aw.