

STATE OF ALABAMA

SHELBY COUNTY

BOOK 194 PAGE 194

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reference

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One and no/100-----Dollars and other good and valuable consideration, 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 hereby 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 real estate, to-wit:

A parcel of land in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, more particularly described as follows: Beginning at the Southwest corner of Lot Number 16 in Block 6 of Arden sub-division as recorded in Map Book 3 at page 64 in the Office of Judge of Probate, Shelby County, Alabama; thence at a bearing South 84 deg. 58 minutes East a distance of 90 feet, more or less, to an iron pin which is at the point where said course intersects the Northwest bank of Shoal Creek; thence in a Southwesterly direction along the Northwest bank of said Creek a distance of 90 feet, more or less, to an iron pin; thence at a bearing North 65 deg. 10 minutes West a distance of 103.6 feet to the Southwest corner of the E $\frac{1}{2}$ of Lot Number 17 in Block 6 of said sub-division, which point is marked by an iron pin; thence at a bearing South 84 deg. 58 minutes East and along the South side of said Lot Number 17, a distance of 75.0 feet to the point of beginning.

Situated in Shelby County, Alabama.

The above described property is conveyed to grantees subject to the restrictions and covenants heretofore made by the Montevallo Development Company in the use of lands heretofore made and which is shown of record in Deed Book 139 at page 269 in the Office of Judge of Probate, 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, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that it has a good right to sell and convey the same, as afore-said; that it will, and its successors and assigns, will forever warrant and defend the same to 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, Montevallo Development Company, a corporation,

has caused this deed to be executed by its proper officer and with full authority and its corporate seal thereto affixed and attested by its secretary on this 26 day of June, 1958.

ATTEST:

MONTIEVALLO DEVELOPMENT COMPANY, a corporation

By R. E. Whaley
R. E. Whaley, Its President

F. H. Frost
F. H. Frost, Secretary

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 the 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 26th day of June, 1958.

Mary Lee Mahaffey
NOTARY PUBLIC

Notary Public, State of Alabama, Shelby County
I hereby certify that
has been paid on the with-
in instrument as required
by law.

L. C. WALKER,
JUDGE OF PROBATE

State of Alabama, Shelby County

I, L. C. Walker, Judge of Probate hereby certify that the within Deed was filed in this office for record the 18 day of July 1958 at 4:30 o'clock P. M, and recorded in Deed Record 194 Page 194 & examined 7/23/58 and the Mortgage Tax of \$ 58 Deed Tax of \$ 58 has been paid.
Fees \$ 1.45
L. C. Walker Judge of Probate