

#275 Ledston

WARRANTY DEED

Shelby County Printing & Publishing Co., Columbiana, Ala.

The State Of Alabama

...SHELBY... County

4425

2.500

Know all men by these presents, That in consideration of One Thousand Dollars and other good and valuable consideration DOLLARS

to the undersigned grantor Tessie Mae Brown Higgins and husband, James B. Higgins

in hand paid by W. E. Lovelady, Jr.

the receipt whereof is acknowledged we the said Tessie Mae Brown Higgins and husband, James B. Higgins

do grant, bargain, sell and convey unto the said

W. E. Lovelady, Jr.

the following described real estate situated in Shelby County, Alabama, to-wit:

Parts of Lots 30, 31 and 32 according to the Original Plan and Plat of Montevallo, Alabama, more particularly described as follows: Commence at the interesection of the southeasterly line of Main or Broad Street with the southwesterly line of North Boundary Street and run thence southeasterly along the southwesterly side of North Boundary Street a distance of 135 feet to the northeast corner of the property being conveyed and being the point of beginning; thence turn an angle 90 deg. to the right and run in a southwesterly direction and parallel with 1/2 Main Street a distance of 171 feet 11 inches along the southerly line of lots owned by W. E. Lovelady, Jr. (grantee herein) to a point; thence turn an angle 90 deg. to the right and run 10 feet to the southeasterly line of N. Joe Klotzman lots; thence turn an angle of 90 deg. to the left and run in a southwesterly direction along Klotzman lot 50 feet; thence turn an angle 90 deg. to the right and run in a northwesterly direction along Klotzman lot 15 feet to a strip of land owned by R. E. Whaley; thence turn an angle 90 deg. to the left and run along said Whaley land 3 feet and 1 inch to the easterly line of Lot 33 according to said Original Plan of the Town of Montevallo; thence along same in a southeasterly direction 190 feet to the southmost corner of Lot 32 in said Original Plan; thence run in a northeasterly direction along the southeasterly line of Lots 32, 31 and 30 a distance of 225 feet to the eastmost corner of said Lot 30; thence run in a northwesterly direction along said lot and along the southwesterly boundary of North Boundary Street a distance of 165 feet to the point of beginning.

BOOK 210 PAGE 202

BOOK 219 PAGE 203

To have and to hold To the said

W. E. Lovelady, Jr., his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators,

covenant with the said W. E. Lovelady, Jr., His

heirs and assigns, that we are lawfully seized in fee simple of said premises;

that they are free from all incumbrances; that we have a good right to

sell and convey the same as aforesaid; that we will, and our heirs, executors

and administrators shall, warrant and defend the same to the said

W. E. Lovelady, Jr., his

heirs and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set our hand and seal, this

6th day of July, 1960

WITNESSES:

Jessie Mae Brown Higgins (Seal)
James B. Higgins (Seal)

The State Of Alabama
SHELBY County

I, R. C. HENDERSON

a Notary Public in and for said County, in said State,

hereby certify that Tessie Mae Brown Higgins and husband, James B. Higgins

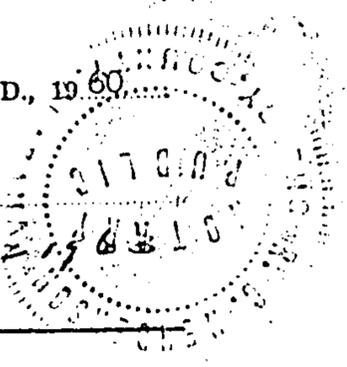
whose names are signed to the foregoing conveyance, and who are known

to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they

executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of July, A.D., 1960

R. C. Henderson
Notary Public
My Comm Exp March 21 1961



FILED 23 JULY 1960

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 23 day of July 1960 at 2:00 o'clock and recorded in Book 219 at page 203 on the 26 day of July 1960. Mortgage Tax and Deed Tax 2.00 has been paid.

Conrad M. Fowler
Judge of Probate

the grantor voluntarily executed the same in presence and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the grantor, and of the other witness, and that such other witness subscribed name as a witness in presence. Given under my hand this the day of A. D., 19