

5138

1500.00

STATE OF ALABAMA
Shelby County



KNOW ALL MEN by these presents, that in consideration of ...One Hundred dollars...
...and other valuable considerations-----DOLLARS
to the undersigned grantor, Montevallo Development Company, a Corporation, in hand paid by.....
Ruby C. Phillips,.....
the receipt whereof is acknowledged, the said Montevallo Development Company, a Corporation, does grant,
bargain, sell, and convey unto the saidRuby C. Phillips.....
the following described property, situated, lying, and being in the Town of Montevallo, in the County of
Shelby, State of Alabama: Lot 1, Block 5

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.....Ruby C. Phillips,.....

....., heirs and assigns forever.

And Montevallo Development Company covenants and agrees with the said Ruby C. Phillips,

..... 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 Ruby C. Phillips,

....., 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 13.....day of July....., 1961.

Montevallo Development Co.

By.....
A Corporation
its President

ATTEST
F. H. Frost
Secretary

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 13th day of July, 1961.

BOOK 216 PAGE 814