

This instrument was prepared by  
(Name) WALLACE & ELLIS

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR (\$1.00) AND LOVE AND AFFECTION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Herman McGaughy and Nora McGaughy

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jimmy McGaughy

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Begin at the Northeast corner of Ed M. Brown lot on the South side of Commerce Street in the Town of Montevallo, Alabama, and run along said Street in an easterly direction 60 feet, thence run in a southerly direction and perpendicular to said street 150 feet, thence run in a Westerly direction and parallel with said street 60 feet to the easterly line of said Ed M. Brown lot, thence along the easterly line of said Brown lot and perpendicular to said Commerce Street run in a Northerly direction 150 feet to the point of beginning, being a part of the old Carleton Hotel lot and being the lot conveyed by Emanuel Finley to L. L. Killingsworth and M. L. Killingsworth on September 6, 1907, as shown by deed recorded in Deed Book 79, Page 126, in the Probate Office of Shelby County, Alabama, said lot being situated in the Town of Montevallo, Alabama.

Being the same property described in deed to grantors dated March 9, 1959 recorded in the Probate Office of Shelby County, Alabama in Deed Book 199, page 518.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1970 SEP 24 AM 11:54  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Cora M. Finley  
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 24  
day of September, 19 70

.....(Seal)

Herman McGaughy.....(Seal)

.....(Seal)

Nora McGaughy.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herman McGaughy and Nora McGaughy whose name is 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of September, A. D., 19 70

Lance Brasher  
Notary Public.