

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

15,000.00

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR and other good and valuable considerations

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

Zelpha Elaine Garrett

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

Fred G. Garrett

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

Lot 15, Block 3 according to Arden Subdivision of the Town of Montevallo, Alabama according to map recorded in Map Book 3, on page 64 in the Probate Office of Shelby County, Alabama.

Subject to Subdivision regulations of the Town of Montevallo, Alabama, and protective covenants of the Montevallo Development Company, both of which are recorded in the Probate Office of Shelby County, Alabama.

GRANTOR RETAINS A VENDOR'S LIEN AGAINST THE ABOVE DESCRIBED PROPERTY IN THE AMOUNT OF \$5,750.00, PAYABLE IN MONTHLY INSTALLMENTS (without interest) OF AT LEAST \$100.00 PER MONTH, PAYABLE IN 36 MONTHS.

BOOK 293 PAGE 40



19750625000033150 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
06/25/1975 12:00:00AM FILED/CERT

Conrad M. Fowler  
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 JUN 19 AM 11:09  
Filed for 75.00

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, I have hereunto set my hands(s) and seal(s), this 19th day of June, 1975.

..... (Seal)  
..... (Seal)  
..... (Seal)

Zelpha Elaine Garrett (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 Zelpha Elaine Garrett whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of June, A. D., 1975.

Paul J. Brown  
Notary Public.