

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

2591

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Five Thousand and No/100 (\$25,000.00) Dollars

see Mtg 352 Page 378

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Pauline Scott Rogan Towery, a widow

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

Morris E. Horton, Sr.

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

A part of Lot 41 according to original plan of Town of Montevallo, Alabama, more particularly described as follows: Beginning at the intersection of the South line of Main Street with the Northeast line of Shelby Street in the Town of Montevallo and run in a Northeasterly direction along the South line of Main Street a distance of 44 feet; thence run in a Southeasterly direction and parallel with Northeast line of Shelby Street a distance of 109½ feet; thence run in a Southwesterly direction and parallel with the South line of Main Street a distance of 44 feet to the Northeast line of Shelby Street; thence run in a Northwesterly direction along the Northeast line of Shelby Street a distance of 109½ feet to point of beginning.

Subject to easements and rights of way of record, and subject to purchase money mortgage in the amount of \$25,000.00.



19760219000013290 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/19/1976 12:00:00 AM FILED/CERT

BOOK 297 PAGE 181

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB 19 PM 1:06
Seal Aug 50
Cora M. Johnson
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, I have hereunto set my hands(s) and seal(s), this 19th day of February, 1976.

(Seal)

Pauline Scott Rogan Towery (Seal)

(Seal)

(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 Pauline Scott Rogan Towery, a widow 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 February, A. D., 1976

Notary Public.