

This instrument was prepared by

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

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-55

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19780105000001980 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/05/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR (\$1.00) & other good and valuable consideration

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

Wales W. Wallace, Jr. and wife, Elizabeth T. Wallace

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

George T. Bentley

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

Beginning at a point on the East side of North Main Street, which point is 210.5 feet North of the point of intersection of the North line of East College Street with the East line of Main Street and measuring North along the East line of said North Main Street and said point of beginning being the NW corner of the lot heretofore conveyed by by Harry Gordon and wife to George M. Horn and Ross B. Mullins; run thence East and perpendicular to Main Street a distance of 212 feet, more or less, to the West line of the lot sold by Harry Gordon to N. T. Atchison; run thence North along the West line of said Atchison lot a distance of 18 feet; run thence West and perpendicular to Main Street a distance of 212 feet, more or less, to the East margin of said Main street; run thence South along the East side of said Main Street a distance of 18 feet to the point of beginning.

There is reserved, however, and excepted from this conveyance an easement, or right of way, 15 feet in width running across the above described lot herein conveyed in the rear of the building now situated upon said lot, the West line of said right of way to be not more than 60 feet East from the East margin of Main Street

Grantors, their heirs, successors, and assigns, reserve the right to park vehicles on the portion of conveyed property now being used as a parking lot, which right to park shall not be exclusive but shall be mutual grant between grantors and grantee; and grantors shall not be under any obligation to keep, maintain, or repair the existing parking lot or pavement thereon.

There is also excepted a right of way 10 feet in width across the East end of the above described lot

Also conveyed herein is the party-wall interests which grantor received in deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 126, page 64.

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 20th day of December, 1977.

In addition to the purchase money mortgage executed by purchaser simultaneously herewith, grantor herein reserves a vendor's lien on said property for the amount of said mortgage until the same has been paid in full.

(Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)

1978 JAN -5 PM 3:27

STATE OF ALABAMA

SHELBY COUNTY

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

General Acknowledgment

3.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wales W. Wallace, Jr. and wife, Elizabeth T. Wallace 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, A. D., 1977.

Notary Public.