

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

1163

(Address) COLUMBIANA, ALABAMA 35051

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 and no/100 Dollar
and 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,

Aris Merijanian and wife, Jeanette L. Merijanian

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

Aris Merijanian

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

All that part of Lot numbered Three (3) in Square numbered Fifty (50) according to the map and plat of Reynolds Addition to the Town of Montevallo, Alabama, which lies between the lots now, or formerly belonging to L. N. Bowden and W. B. Denson, respectively, that is to say: beginning at a point on the Margin of Middle Street, 150 feet Northwest from the Southwest corner of said Square No. 50; and running thence Northwest along the margin of said Street to said Denson lot, a distance of 60 feet; thence Northeast perpendicular to said Street, a distance of 150 feet; thence Southeast parallel with said Middle Street, a distance of 60 feet; thence Southwest a distance of 150 feet to the point of beginning; being the same lot as described in that certain deed from Garland Duncan to C. S. Day, as recorded in the Probate Office of Shelby County, Alabama, in Deed Book 82, page 578; subject to right-of-way granted to Shelby County by instrument recorded in said Probate Office in Deed Book 98, page 312.

It is understood and agreed that should the above said property be sold during the lifetime of grantee that one-half of the net proceeds thereof, after payment of mortgage indebtedness and costs of sale, shall be paid to grantor, Jeanette L. Merijanian. It is further understood and agreed that should the grantee still own said property at the time of his death, that ownership shall revert back to Jeanette L. Merijanian.



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Shelby Cnty Judge of Probate, AL
06/15/1978 12:00:00AM FILED/CERT

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 9th
day of June, 1978.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

(Seal)

INSTRUMENT WAS FILED

1978 JUN 15 PM 1:08 (Seal)

Rec. 1.50 (Seal)

1.00 (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA
Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Aris Merijanian and wife, Jeanette L. Merijanian
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 9th day of June, A. D., 1978

Dorothy Cannon
Notary Public.