

This instrument was prepared by

(Name) John N. Ferree, Jr., Attorney at Law 66

(Address) P. O. Box 1007, Alabaster, Al 35007

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19800403000039830 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/02/1980 12:00:00AM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY NINE THOUSAND THREE HUNDRED FORTY NINE AND 17/100 (\$29,349.17).....

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

Ms. Jonny A. Malone, a widow

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

MARVIN EUGENE HALL AND LEROY LUCAS

(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 10, according to Original Plan of the Town of Montevallo, more particularly described as follows: Commence at the point of intersection of the N.W. line or margin of Valley Street, with the N.E. line or margin of Middle Street; thence in a Northwesterly direction along the North line or margin of Middle Street, a distance of 85 feet to point of beginning; from said point of beginning continue in a Northwesterly direction along the Northeast line or margin of Middle Street a distance of 75 feet to a point; thence run in a Northeasterly direction parallel with Valley Street, a distance of 150 feet; thence in a Southeasterly direction parallel with Middle Street 75 feet; thence in a Southwesterly direction parallel with Valley Street a distance of 150 feet to point of beginning.

Situated in the Town of Montevallo, Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings and Loan Association of Birmingham, recorded in Mortgage Book 353 Page 189, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 31st day of March 1980

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

Deed tax 29.50
Rec 1.50
(Seal) 1.00

Ms. Jonny A. Malone (Seal)

1980 APR -2 AM 10:42

(Seal) 32.00

Thomas A. Crowder, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, Ms. Jonny A. Malone, a widow, hereby certify that she 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 31st day of March, A. D., 1980

Judith Z. Patton (Seal)
Notary Public.

BOOK 325 PAGE 742