

This instrument was prepared by

(Name) Roberts Real Estate

(Address) Montevallo, Alabama



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation



19811005000106580 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/05/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED

149

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred (\$500.00) dollars

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

Allen Montgomery and wife, Cecilia K. Montgomery

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

✓ S.M. Mahan, Jr.

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

That certain part of Lot 40 in the town of Montevallo, Shelby Co., Alabama, according to the original plan of said town as recorded in the office of the Probate Judge of Shelby Co., which said part is particularly described as follows; Commence at a point on the southeast margin of Main Street (formerly known as Broad St.), which is sixty eight (68) ft. northeast of the westernmost corner of Lot forty one (41) in said town of Montevallo according to said original plan, said corner being the easternmost intersection of Main and Shelby Streets, and running thence northeast along said margin of Main St. a distance of twenty seven (27) ft. to the westernmost corner of the lot known as the "Barber shop lot", thence southeast perpendicular to Main St., along the line of said lot, a distance of fifty (50) ft. to the southernmost corner of "Barber Shop lot" to the point of beginning of property herein conveyed; Begin at said corner and run northeast, parallel with Main St., along the rear of said "Barber shop lot" a distance of sixteen (16) ft. to the easternmost corner of said "Barber shop lot", thence southeast perpendicular to Main St., a distance of fifty nine (59) ft., thence southwest parallel with Main St., a distance of (16) ft., thence northwest perpendicular to Main St. a distance of fifty nine (59) ft. to the point of beginning.

Subject to existing mortgage to First Federal Savings & Loan, recorded in Shelby Co. court TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. house

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of May, 19 81.

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

1981 OCT -5 PM 1:51 (SEAL)

Thomas C. Snowdon, Jr.
JUDGE OF PROBATE

Recd 50
Rec. 1.50
Ind. 1.00
3.00

Allen Montgomery (SEAL)
Cecilia K. Montgomery (SEAL)

STATE OF Alabama }
Shelby COUNTY }

General Acknowledgment

I, Laura Lou Roberts a Notary Public in and for said County,
in said State, hereby certify that Allen Montgomery and wife, Cecilia K. Montgomery

whose name(s) 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of May, A.D. 19 81

Laura Lou Roberts
Notary Public