

This instrument was prepared by
(Name) Mitchell, Green & Pino

(Address) P. O. Box 550, Calera, Al. 35040

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 Ten Dollars 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, S. M. Mahan, Sr. and wife, Opal Mahan

(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:

A part of Lot #40 in the town of Montevallo, Alabama, according to the original plat of said Town as recorded in the Probate Office of Shelby County, Alabama, said property hereby conveyed being more particularly described as follows:

Begin at a point on the south east margin of Broad Street, sometimes called Main Street, which is 111 feet and 3 inches north east of the westernmost corner of the F. W. Rogan store building, which last mentioned point is the westernmost corner of Lot #41, and from said point of beginning of the lot hereby conveyed, run southeasterly, perpendicular to said Broad Street a distance of 50 feet, thence in a south westerly direction parallel with said Broad Street 16 feet, thence in a northwesterly direction perpendicular to said Broad Street a distance of 50 feet, to the margin of said Broad Street, thence northeasterly along the margin of said Broad Street 16 feet to the point of beginning, said lot hereby conveyed being known as the "Barber Shop Lot".

Stanley Michael Mahan, Sr. is the surviving grantee in that certain deed recorded in Deed Book 244 page 684, the other grantee, Mary Ethel Wood Mahan having died on or about the 30th day of August, 1976.

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 25th day of February, 1982.

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

1982 MAR -4 AM 8:10 (Seal)

S. M. Mahan, Sr. (Seal)

Opal Mahan (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 S. M. Mahan, Sr. and wife Opal Mahan 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 25 day of February, A. D., 1982.

John A. Little, Jr.

Glenda G. Little
Notary Public.

Deed 50
Rec. 1.50
Ded. 1.00
3.00