

## WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Illinois  
County of Chicago

Know all men by these presents, that in consideration of three thousand five hundred dollars down and execution of a mortgage in the amount of \$10,000.00 filed simultaneously herewith, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Emma F. Harris, a widow woman of Rt 2, BX 144D, Dothan, AL 36301 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Robert H. Hodges, a single man, of BX 2471, Baton Rouge, LA 70821 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Town of Montevallo, AL, in the Storr's Addition to the Town of Montevallo, according to Dare's survey and plot of said Storr's Addition which is recorded in Map Book 3, page 3 in the Probate Office of Shelby County Alabama more particularly described as follows: Beginning at the intersection of North Boundary Street and Island Street; thence running in a Northeasterly direction, along the margin of said Island Street, a distance of 116 feet; thence in a Southeasterly direction (measured 80°35'37" right) 190 feet (measured 174.12 feet); thence in a Southwesterly direction (measured 97°52'03" right) a distance of 52 feet, and thence in a Northwesterly direction (measured 63°19'28" right) along the margin of North Boundary Street a distance of 222½ feet (measured 196.61 feet) to the point of beginning, except a 10 foot wide strip running parallel to the NW property line of said parcel, as recorded in Deed Book 231, page 57, in the Office of the Probate Judge of Shelby County Alabama.

Said parcel being part of lot 18 of Storr's and Troy's Survey of Montevallo, as recorded in Map book 3, page 3 in the Office of the Judge of Probate of Shelby County, Alabama.

The property hereby conveyed is the same property which was heretofore conveyed to Harvey S. Harris and wife Emma F. Harris by deed dated September 29, 1978, and recorded in Deed Book 315, page 271, Office of Judge of Probate of Shelby County Alabama.

According to survey of Allen Whitley, registered land surveyor, dated January 24, 1979. Subject to easements and rights of way of record.

To have and to hold to the said grantee, his, her or their heirs and assigns forever.

I, Emma F. Harris, a widow woman, do for myself and for my heirs, executors, and administrators covenant with the said grantee, his, her, or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have set my hand and seal, this 05 December 1983.

**Witness:**

Steve Sars

Emma F. Harris (Seal)  
Emma F. Harris

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Emma F. Harris, a widow woman, whose name is signed to the foregoing conveyance, and who is (made) 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 05 December 1983

Given under my hand &  
Seal this 10th day of  
January 1968.

[Signature] W. J. [illegible]

1983 DEC -6 PM 3:50  
see Mtg H40-377

Rec 1.50  
Ind 1.00  
2.50

Notary public