

7,000.00 Rm

552
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 Alabama)
County of Shelby)

Know all mer by these presents, that in consideration of an antedivorce settlement of affairs and other valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Richard M. Canada and wife, Barbara P. Canada, of 645 Hidden Valley Drive, Montevallo, AL 35115 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Richard M. Canada, of 645 Hidden Valley Drive, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1 and 3 in Block 3, according to survey of Hidden Valley Estates, as recorded in Map Book 6, page 36, in the Probate Office of Shelby County, Alabama. Situated in the city of Montevallo, Shelby County, Alabama.

Subject to restrictive covenants and conditions filed for record on November 21, 1974 in Miscellaneous Book 9, page 720, in the Probate Records of Shelby County, Alabama.

Subject to building set back lines and utility easemetns as shown on the map of said subdivision.

BOOK 352 PAGE 656

Source of title: Book 309, page 117, and book 310, page 804.

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

I Richard M. Canada and wife, Barbara P. Canada 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 12 January 1984.

Witness:

[Signature]

[Signature] (Seal)
Richard M. Canada

1984 JAN 13 AM 8 22

[Signature] (Seal)
Barbara P. Canada

State of Alabama)
County of Shelby)

Land TAX 7.00
Rec 1.50
Ins 1.00
4.50

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Richard M. Canada and wife, Barbara P. Canada, whose names are signed to the foregoing conveyance, and who are (made) 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 12 January 1984.

[Signature]
Notary public

My commission expires 1st February 1986

Richard M. Canada
645 Hidden Valley Dr.
Montevallo, AL 35115