

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 men by these presents, that in consideration of thirty five thousand and three hundred dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, June Reid Hargrove, a married woman, and husband Allen Hargrove, of 2 Arlington Road, Montgomery, AL 36105 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Nichols and Hill Construction Company, an Alabama partnership, of Rt 1, BX 83C, Chelsea, AL 35043 (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 containing ± 0.36 acre, more or less, located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of $\S 21$, Twp 22S, R 3W, in the city of Montevallo, Shelby County, Alabama, described as follows:

Begin at the point of intersection of the Southeasterly right-of-way of Valley Street and the Southwesterly right-of-way of Wadsworth Street; thence run Southwesterly along the right-of-way of said Valley Street a distance of 73.89 feet; thence turn left $89^{\circ}04'42''$ a distance of 201.93 feet to the Northwesterly right-of-way of Main Street, (also known as Broad Street) said point being the P.C. of a curve to the left having a central angle of $08^{\circ}41'25''$ and a radius of 538.00 feet; thence turn left $95^{\circ}57'39''$ to the chord of said curve and run along the arc of said curve, which is also the right-of-way of said Main Street a distance of 81.60 feet to the Southwesterly right-of-way of said Wadsworth Street; thence turn left $86^{\circ}09'28''$ from said chord and run Northwesterly along the right-of-way of said Wadsworth Street a distance of 194.79 feet to the point of beginning.

According to a survey done 20 January 1984 by Johnye Horton, RLS #12496.

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

I, June Reid Hargrove, a married woman, and husband Allen Hargrove, 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 13th February 1984.

Witness:

[Signature] [Signature] (Seal)
June Reid Hargrove
[Signature] (Seal)
Allen Hargrove

1984 FEB 20 PM 4:14

State of Alabama)
County of Shelby)

See Mtg #43-662

Rec'd 1.50
Ind 1.00
2.50

I, the undersigned notary public for the State of Alabama at Large, hereby certify that June Reid Hargrove, a married woman, and husband Allen Hargrove, 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 13th February 1984.

[Signature]
Notary public My commission expires 6-28-85.

Total consideration paid from proceeds
of a mortgage filed herewith.

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