

This instrument was prepared by

(Name) D.M. Spitler

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124

Policy Issuing Agent for

Safeco Title Insurance Co

TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTEEN THOUSAND (\$15,000.00) DOLLARS

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

S.M. Mahan, Jr. and wife, Linda C. Mahan

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

✓ Glenn V. Chapin and Corrie J. Chapin

(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 County, 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) feet northeast of the western lot 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 Street, and running thence northeast along said margin of Main Street a distance of twenty-seven (27) feet to the westernmost corner of the lot, known as the "Barber Shop lot", thence southeast perpendicular to Main Street, along the line of said lot, a distance of fifty (50) feet 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 Street, along the rear of said "Barber Shop Lot" a distance of sixteen (16) feet to the easternmost corner of said "Barber Shop lot", thence southeast perpendicular to Main Street, a distance of fifty-nine (59) feet, thence southwest parallel with

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

OVER

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

day of March, 19 84

BOOK 353 PAGE 934

(SEAL)

S.M. Mahan, Jr.
S.M. Mahan, Jr.

(SEAL)

(SEAL)

Linda C. Mahan
Linda C. Mahan

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that

a Notary Public in and for said County.

S.M. Mahan, Jr. and wife, Linda C. Mahan

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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

day of

March, A.D. 19 84

165-4th Plaza
Pleasant Grove
35127

Merle H. Howard
Notary Public
My Commission Expires January 8, 1985

with Main Street, a distance of sixteen (16) feet, thence northwest perpendicular to Main Street a distance of fifty-nine (59) feet to the point of beginning.

ALSO, A part of Lot No. 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 Southeast margin of Broad Street, sometimes called Main Street, which is 111 feet and 3 inches northeast of the westernmost corner of the F.W. Rogan store building, which last mentioned point is the westernmost corner of Lot No. 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 southwesterly 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."

This deed is executed for the purpose of correcting the deed recorded in Deed Book 352 Page 12 in Probate Office.

BOOK 353 PAGE 935

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS CORRECT
Corrected
1984 MAR 13 AM 11:18
Thomas A. Williams, Jr.
JUDGE OF PROBATE

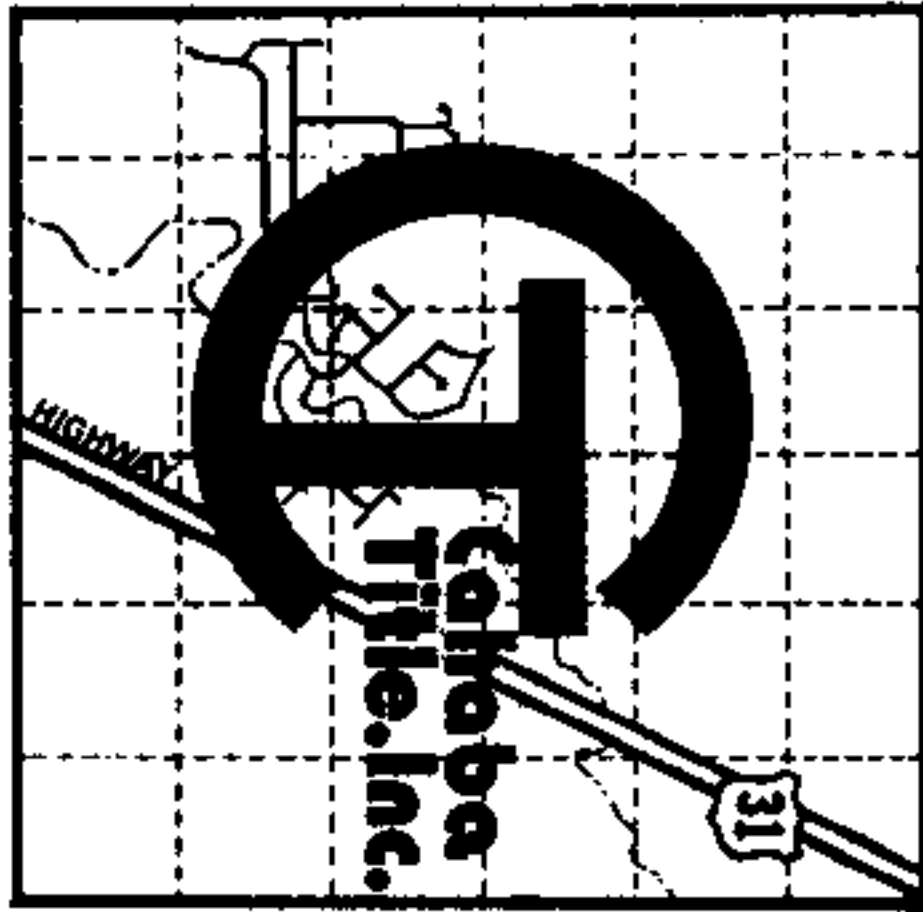
Rec. 300
Ind. 100
400

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF



Recording Fee \$

Deed Tax \$

This form furnished by

Cahaba Title, Inc.

Policy Issuing Agent for
Safeo Title Insurance Co.



TELEPHONE: 988-5600