

This instrument was prepared by

1621

(Name) Melford O. Cleveland, Attorney

(Address) Montevallo, Alabama



This Form furnished by:

Cahaba Title, Inc.1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twentytwo Thousand Dollars, (\$22,000.00)

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

Philip C. Hubbard, and wife, Kathy M. Hubbard

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

✓ Donald L. Leach

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

A part of the Northwest halves of Lot 42 and Lot 43, according to the official Map of the Town of Montevallo, Alabama, more particularly described as follows: Commence at the most Northerly corner of Lot 42, being the intersection of the Southeasterly right of way line of Main Street, and the Southwesterly right of way line of Shelby Street; thence Southeasterly along said Shelby Street right of way line, 109.0 feet to point of beginning; thence continue along last described course 41.0 feet; thence 90 deg. right in a Southwesterly direction 150.0 feet; thence 90 deg. right in a Northwesterly direction 41.0 feet; thence 90 deg. right in a Northeasterly direction 150.0 feet to the point of beginning; being situated in Shelby County, Alabama.

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 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 July, 1984

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

1984 JUL 31 PM 2:15

(SEAL)

JUDGE TO RECALL

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF

Shelby

COUNTY

General Acknowledgment

I, the undersigned,

a Notary Public in and for said County,

in said State, hereby certify that

Philip C. Hubbard, and wife, Kathy M. Hubbard,

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

A.D. 1984

Notary Public