

THIS INSTRUMENT WAS PREPARED BY:

NAME J. Michael CampbellADDRESS 1407 City Federal Building, Birmingham, Alabama 35203WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Fourteen Thousand One Hundred Thirty Five Dollars and Seventy Two Cents (\$14,135.72), representing the total sum necessary to satisfy, in full, that certain mortgage to First Federal Savings and Loan Association of Chilton County, as recorded in Book 333 at page 799 in Probate records of Chilton County, Alabama, which heretofore constituted a lien on the property made the subject of this conveyance, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John Allen Montgomery, Jr., (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Carl E. Love (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parts of Lots 40 and 41 in the Town of Montevallo, Alabama and being more particularly described as follows: Commence at the intersection of the southerly line of Broad Street and the Easterly line of Shelby Street; thence northeast along said Southerly line of Broad Street 44 feet to the point of beginning; thence northeast along said line 51 feet; thence Southeast 50 feet; thence Northeast 16 feet; thence Southeast 59 feet; thence Southwest 67 feet; thence Northwest and perpendicular to Broad or Main Street 109 feet; to the point of beginning.

Situated in Shelby County, Alabama.

Less and except the following described parcel of real estate, 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 County, which said part is particularly described as follows: Commence at a point on the southeast margin of Main Street (formerly known as Broad Street) which is (68) feet northeast of the westernmost 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 Streets, 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 feet (16), to the easternmost corner of "Barber Shop Lot", thence southeast perpendicular to Main Street, a distance of fifty nine (59) feet, thence southwest parallel 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. Said property being that certain parcel of real estate previously conveyed to S.M. Mahan, Jr. by warranty deed, dated May 12, 1981, and recorded in the Probate records of Shelby County, Alabama, in Book 335 at page 341.

Shelby State Bank

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Grantor represents that the real estate hereby conveyed constitutes no part of the homestead of said grantor.

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 8th day of August, 1984.

John Allen Montgomery Jr

STATE OF ALABAMA

JEFFERSON COUNTY

I, William Campbell, a Notary Public in and for said County, in said State, hereby certify that John Allen Montgomery, Jr whose name is signed to the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of August 1984.

William Campbell
Notary Public

STATE OF ALA. SHELRY CO. 63
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 AUG 10 AM 9:36

Thomas P. ...
JUDGE OF THE EASE

Deed TAX 14.50
Rec 5.00
Jud 1.00
20.50