

2036

SEND TAX NOTICE TO:

(Name) Montevallo Villas, Ltd.
(Address) P.O. Box 828
Auburn Al. 36831

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051 P.O. Box 587

Form 1-1-27 Rev. 1-68

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

14.000.00

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIX THOUSAND AND NO/100 (\$6,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, W.L. Lawler, Jr., a married man; Glen H. Yancey, a married man; Betty Ann Yancey, a married woman; Ronald Dale Yancey, a single man; Raymond Perry Yancey, a married man; and William Randall Yancey, a married man; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Glen Derrick Yancey, a married man

Montevallo Villas, Ltd., an Alabama limited partnership

(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 located in the Northwest Quarter of the Southeast Quarter of Section 3, Township 24 North, Range 12 East, described as follows:

Commence at the Southeast corner of Lot 9, Fancher Subdivision, as recorded in Plat Book 4, Page 31, in the Probate Office of Shelby County, Alabama; thence run South and along the prolongation of the East boundary of said Lot 9, a distance of 199.51 feet; thence turn a deflection angle of 89 degrees 37 minutes 25 seconds to the right, and run a distance of 40.00 feet; thence turn a deflection angle of 89 degrees 37 minutes 25 seconds to the left and run a distance of 519.44 feet to the point of beginning; thence turn a deflection angle of 90 degrees 28 minutes 26 seconds to the right and run a distance of 584.45 feet to the East margin of Gardner Street; thence turn a deflection angle of 90 degrees 54 minutes 46 seconds to the left and run South along the East margin of Gardner Street, a distance of 330.00 feet; thence turn a deflection angle of 78 degrees 09 minutes 03 seconds to the left and run a distance of 386.60 feet; thence turn a deflection angle of 74 degrees 36 minutes 11 seconds to the left and run a distance of 450.00 feet to the point of beginning. Situated in the NW 1/4 of the SE 1/4, Section 3, Township 24 North, Range 12 East, Shelby County, Alabama. The property herein described does not constitute any part of the homestead of the grantors' or their respective spouses. Subject to Right of Way granted to Alabama Power Company by instrument recorded in Real Volume 134, page 302.

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, we have hereunto set our hands(s) and seal(s), this 29th day of December, 1986.

William Randall Yancey (Seal)
William Randall Yancey

Glen Derrick Yancey (Seal)
Glen Derrick Yancey

Ronald Dale Yancey (Seal)
Ronald Dale Yancey

Raymond Perry Yancey (Seal)
Raymond Perry Yancey

W. L. Lawler, Jr. (Seal)
W. L. Lawler, Jr.

Glen H. Yancey (Seal)
Glen H. Yancey

Betty Ann Yancey (Seal)
Betty Ann Yancey

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that W. L. Lawler, Jr., a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of May, A. D., 1986.

G. Michael Benson
120-50. 7th St.
Auburn, Al. 36830

William H. Foster Jr.
Notary Public

STATE OF Alabama
COUNTY OF Mobile

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glen H. Yancey, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of June, 1986.

Mary Anne R. Luker
Notary Public

STATE OF Alabama
COUNTY OF Mobile

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Ann Yancey, a married woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of June, 1986.

Mary Anne R. Luker
Notary Public

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald Dale Yancey, a single man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, 1986.

Donna J. Wilmett
Notary Public

STATE OF GA.
COUNTY OF Dalton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond Perry Yancey, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, 1986.

Juanita S. Vanover
Notary Public

JUANITA S. VANOVER
Notary Public, Georgia, State at Large
My Commission Expires July 20, 1986

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Randall Yancey, a married man whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, 1986.

Donna L. Wilcott
Notary Public

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, insaid State hereby certify that Glen Derick Yancey, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, 1986.

Conrad M. Foster Jr.
Notary Public

BOOK 106 PAGE 654

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 198____.

Notary Public

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 198____.

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

1986 DEC 29 AM 9:09

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 44.00 Notary Public
2. Mtg. Tax _____
3. Recording Fee 7.50
4. Indexing Fee 6.00
TOTAL 57.50