

1577
WARRANTY DEED

500

This instrument was prepared by
Steven R. Sears, attorney
11 South Main Street, BX 4
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

City of Montevallo
53 South Main Street
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of good and valuable consideration, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, William Hamer and wife, Carol Elizabeth Hamer, of 276 Cherokee, Montevallo, AL 35115; Burton Lungmus and wife, Mary Lou Lungmus, of 759 Ala 119N, Montevallo, AL 35115; and David E. Pawlik and wife, Michele J. Pawlik, of 471 Pineview, Montevallo, AL 35115, do grant, bargain, sell, and convey unto the City of Montevallo, of 53 South Main Street, Montevallo, AL 35115 (herein referred to as grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

164 MAY 762
A parcel of land situated in the SE $\frac{1}{4}$ of §16, Township 22 South, Range 3W, described as follows: Commence at the SE corner of said §16 and go W along the S boundary of said § for 646.84 feet to a point; thence turn N 01°46' W and run 959.54 feet to a point; thence turn S 81°15'30" W and run 495.40 or 494.40 feet a point; thence turn S 46°26'30" W and run 210.18 feet to a point; thence turn S 46°28'53" W and run 191.93 feet to a point hereby designated as "Point A" thence continue along the last stated course for 40.0 feet to a point of intersection with the NW corner of the right of way of a public road, known as Nasheba or Nashua Street which is also the Easterly corner of Lot 16 of the First Addition to Indian Highlands as recorded in Map Book 5, Page 6 in the Probate Office of Shelby County, Alabama, which said point is the point of beginning; thence turn S 77°34'16" E and run along said public right of way for 63.87 feet to the Northerly corner of Lot 17 of the First Addition to Indian Highlands as recorded in Map Book 5, Page 6 in the Probate Office of Shelby County, Alabama; thence turn N 46°33' E and run 40.0 feet to a point; thence turn left and run in a straight line to the aforescribed Point A; thence turn S 46°28'53" W and run 40.0 feet to the point of beginning.

It is the intent of this instrument to convey land extending Nashua Street forty feet north, preserving its present width, whether or not correctly described above. Grantee has no present plans to improve the conveyed land, grantors have no anticipation thereof, and no such plans form part of the recited consideration for this conveyance.

Source of title: deeds from Vic-San, Inc. to grantors herein executed June 3, 1987 and recorded July 7, 1987 in real book 139, pages 495 to 505 of the Probate Office of Shelby County Alabama.

To have and to hold to the said grantee, its successors and assigns forever.

We, William Hamer and wife, Carol Elizabeth Hamer; Burton Lungmus and wife, Mary Lou Lungmus; and David E. Pawlik and wife, Michele J. Pawlik; do for

ourselves and for our heirs, executors, and administrators covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 10 December 1987.

Witness:

Michael A. Benar

Steven Sears

Steven Sears

Steven Sears

Steven Sears

Edna Faye Pearl

William Hamer (Seal)
William Hamer

Carol Elizabeth Hamer (Seal)
Carol Elizabeth Hamer

Burton Lungmus (Seal)
Burton Lungmus

Mary Lou Lungmus (Seal)
Mary Lou Lungmus

David E. Pawlik (Seal)
David E. Pawlik

Michele J. Pawlik (Seal)
Michele J. Pawlik

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that William Hamer and wife, Carol Elizabeth Hamer; Burton Lungmus and wife, Mary Lou Lungmus; and David E. Pawlik and wife, Michele J. Pawlik, 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 10 December 1987.

Steven Sears
Notary public

My Commission Expires 22 February 1990

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

87 DEC 23 PM 1:49

Thomas A. Shivers, Jr.
NOTARY PUBLIC

1. Deed Tax \$ —
2. Mtg. Tax —
3. Recording Fee 5.00
4. Indexing Fee 5.00
TOTAL 10.00