

430
WARRANTY DEED

9500

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:

Andrew Wells
P. O. BX 399
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of one dollar and other good and valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Micheal S. Allen, a married man, of Rt 4, BX 149, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Andrew Wells, a married man, of BX 399, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

The S 100 feet of Lots 5, 6, 7, 8, and 9 in Block C of the Reynolds Addition to South Montevallo, Alabama, less and except all that portion of lot 9 W of a point 10 feet W of the easternmost of the two houses on that lot.

Source of title: Warranty deeds from Gregory Cox, Jr. to grantor herein executed on January 5, 1987, and recorded January 8, 1987 at Real Book 109, pp 105-8 of the Shelby County, Alabama probate records.

The rights and provisions of a right-of-way deed held by the Alabama Power Company are excepted from this deed.

The conveyed property forms no part of the homestead of the grantor.

To have and to hold to the said grantee, his heirs and assigns forever.

I, Micheal S. Allen, do for myself and for my heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 21 April 1987.

Witness:

Steven R. Sears

Micheal S. Allen (Seal)

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Micheal S. Allen, whose name is signed to the foregoing conveyance, and who is (made) 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 21 April 1987.

Tracy Page
Notary public
My Commission Expires February 2, 1991

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 FEB -8 AM 10:20

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 9.50
2. Mig. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 13.00

BOOK 170 PAGE 387