

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Mitchell A. Spears

(Address) P.O. Box 91

Montevallo AL 35115

Send Tax Notice to:

(Name) ELLEN MARIE MEADOWS

(Address) Route 4 Box 84

Montevallo AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and 00/100 (\$7,000.00)-----DOLLARS

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

WHATLEY and ALLEN, an ALABAMA GENERAL PARTNERSHIP

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

ELLEN MARIE MEADOWS, an unmarried woman

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

Shelby

County, Alabama, to-wit:

Lot 2, Canterbury Estates, as recorded in Map Book 12, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Cambridge Circle as shown by recorded plat.

Public Utility Easements as shown by recorded plat, including a 5 foot easement on the Southwesterly, Southeasterly and Northwesterly sides.

Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 141, page 325 and Deed Book 165 page 539 in Probate Office.

Purchase money first mortgage to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, executed on even date herewith by the Grantees herein, in the sum of \$42,000.00.

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 11th day of July, 19 89

(Seal)

(Seal)

(Seal)

Jack Whatley (Seal)
Whatley and Allen, an Alabama General

Partnership (Seal)

By: Jack Whatley

Its: General Partner (Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I,
in said State, hereby certify that

a Notary Public in and for said County,

whose name(s) signed to the foregoing conveyance, and who
day that, being informed of the contents of the conveyance,

is known to me, acknowledged before me on this
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of July, 19 89

My Commission Expires: 9/89

Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY) Acknowledgment

I, the undersigned authority, in and for said County in said State, hereby, certify that Jack Whatley, whose name as General Partner of Whatley and Allen, an Alabama General Partnership, 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, in his capacity as such General Partner, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 11th day of July, 1989.

My commission expires: 9/89

[Signature]
Notary Public

1. Deed Tax	\$ <u>7.00</u>
2. Mtg. Tax	<u>5.00</u>
3. Recording Fee	<u>3.00</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>15.00</u>

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

89 JUL 13 PM 1:49

[Signature]
JUDGE OF PROBATE

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