

3680

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
PO BOX 360187
(Address) Birmingham, Alabama 35236-0187



This Form furnished by:
Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Palham, Alabama 36124
Phone (205) 988-8600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, M.C. Lovelady and Mable U. Lovelady

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

Geoffrey M. Wilder, a married man

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" for legal description

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

*OWNERSHIP IN

THIS DEED IS BEING RECORDED TO CHANGE THE FORM OF DEED RECORDED IN BOOK 253
PAGE 216 IN THE PROBATE OFFICE OF SHELBY FROM SURVIVORSHIP TO A PLAIN WARRANTY
DEED.

BOOK 261 PAGE 771

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 en-
cumbrances, 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 12th
day of October, 19 89

(SEAL) M.C. Lovelady (SEAL)
M.C. Lovelady

(SEAL) Mable U. Lovelady (SEAL)
Mable U. Lovelady

(SEAL) (SEAL)

STATE OF Alabama }
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that M.C. Lovelady and Mable U. Lovelady

whose name(s) are signed to the foregoing conveyance, and who are 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 12 day of October, A.D. 19 89

Courtney

Mary H. Newman
Notary Public

EXHIBIT "A"

A part of lots 5 and 6 in block 53 as designated and shown on the Map of the Town of Montevallo and Reynolds Addition to the Town of Montevallo, Alabama, as recorded in the Office of Judge of Probate, Shelby County, Alabama, and more particularly described as follows: Beginning at the Northernmost intersection of Morgan Street and Middle Street; thence in a Northeasterly direction 100 feet along the margin of Morgan Street to point of beginning of lot herein described; thence continue along margin of Morgan Street 50 feet; thence at right angle and in a Northwesterly direction 100 feet; thence Southwesterly and parallel to Morgan Street 50 feet; thence Southeasterly 100 feet to point of beginning of lot herein described, said lot being rectangular shaped and fronting 50-feet on Morgan Street.

ALSO:

A part of lots 5 and 6 in Block 53 according to the Original Plan of Montevallo and Reynolds Addition to the Town of Montevallo, Alabama, as recorded in the Office of Judge of Probate of Shelby County, Alabama, described as follows: As a point of reference begin at the Northernmost intersection of Morgan and Middle Streets; thence in a Northeast direction along the Northwest margin of Morgan Street 85 feet to the point of beginning of the lot herein conveyed; thence continue in a Northeast direction along the Northwest margin of Morgan Street 15 feet; thence in a Northwest direction perpendicular to Morgan Street 100 feet; thence in a Southwest direction parallel with Morgan Street 15 feet; thence in a Southeast direction perpendicular to Morgan Street 100 feet to the point of beginning.

ALSO:

A part of lots 5 and 6 in Block 53, according to the Original Plan of Montevallo and Reynolds Addition to the Town of Montevallo, Alabama, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, described as follows: Begin at the Northernmost intersection of Morgan and Middle Streets; thence in a Northeast direction along the Northwest margin of Morgan Street 75 feet; thence in a Northwest direction perpendicular to Morgan Street 80 feet, thence in a Southwest direction parallel with Morgan Street 75 feet to the Northeast margin of Middle Street; thence in a Southeast direction along the Northeast margin of Middle Street 80 feet to the point of beginning.

ALSO AN EASEMENT WITH UNOBSTRUCTED EGRESS AND INGRESS: to Morgan and Middle Streets over the following described real estate, to-wit: A part of lots 5 and 6, in Block 53, according to the Original Plan of Montevallo and Reynolds Addition to the Town of Montevallo, Alabama, as recorded in the Office of Judge of Probate Shelby County, Alabama described as follows: As a point of reference begin at the Northernmost intersection of Morgan and Middle Streets, thence in a Northeast direction along the Northwest margin of Morgan Street 75 feet to the beginning of the easement herein conveyed; thence continue in a Northeast direction along the Northwest margin of Morgan Street 10 feet; thence in a Northwest direction perpendicular to Morgan Street 90 feet; thence in a Southwest direction parallel with Morgan Street 85 feet to the Northeast Margin of Middle Street; thence in a Southeast direction along the Northeast margin of Middle Street 10 feet; thence in a Northeasterly direction parallel with Morgan Street 75 feet; thence in a Southeasterly direction perpendicular to Morgan Street 80 feet to the point of beginning.

ALL SITUATED IN SHELBY COUNTY, ALABAMA.

ALL OF ALA. COUNTY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 OCT 16 PM 2:31

Deed Tax 50
Rec. 5.00
3.00
1.00
9.50

BOOK 261 PAGE 772