

SEND TAX NOTICE TO:

(Name) Historic Shelby Association, Inc.
P.O. Box 238
(Address) Shelby, Ala. 35143

1450

This instrument was prepared by
(Name) Wallace, Ellis, Head & Fowler
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-46
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand and no/100 (\$5,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,
Gilbert M. Carpenter

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Historic Shelby Association, Inc.

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

A part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 13, Township 22 South, Range 1 West, described as follows: Beginning at the Southwest corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence Northwardly along the West line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 442 feet more or less to a point on the North line of the right of way line of Alabama Mineral Division at Louisville and Nashville Railroad; thence Eastwardly along said right of way line to a point on the East line of Church Street as now located, which point is also 25 feet Northwardly at right angles to the existing center line of said railroad; thence continue Eastwardly along the North line of said railroad right of way to a point on the West line of First Street as now located, which point is 900 feet West of Mile Post 436; thence at right angle with said center line, Northwardly a distance of 100 feet to a point; thence Westwardly parallel with and 100 feet North of said North right of way line a distance of 305 feet more or less to a point on the East line of Church Street; thence Southwardly along the East line of Church Street a distance of 100 feet to the point of beginning, being in Shelby County, Alabama.

The above described property constitutes no part of the homestead of grantor or his spouse.

Seller retains a vendor's lien in the amount of \$4,400.00 payable at the rate of \$100.00 per month with the first payment to be paid on or before April 18, 1990 and a like monthly payment each consecutive month thereafter until said sum is paid, without interest.
TO HAVE AND TO HOLD to the said grantees, 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, I have hereunto set my hands and seal(s), this
day of March, 1990

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

90 APR 20 PM 3:29

JUDGE OF PROBATE

STATE OF ALABAMA }
JEFFERSON COUNTY }

(Seal) Gilbert M. Carpenter (Seal)
1. Notary Tax \$ 1.00
2. Mtg. Tax \$ 6.60
3. Recording Fee \$ 3.50
4. Indexing Fee \$ 3.00
5. No Tax Fee \$ 1.00
6. Certified Fee \$ 1.00
Total \$ 14.10
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gilbert M. Carpenter 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 MARCH day of 1990 A. D., 1990