

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91
Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) D. H. Lovelady

(Address) 361 Parkway Circle, E

Montevallo AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Five Thousand and 00/100 (\$65,000.00)----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Virginia Frost DuVal, Executrix of the Estate of Lalene Frost, Deceased, Virginia Frost DuVal, a unmarried woman; Victor Richard Scott, a married man; and Sandra Ann Small, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

D. H. Lovelady

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

Beginning at the intersection of Moody Street and Highland Avenue, and running in a westerly direction along said Highland Avenue a distance of eighty-five (85') feet; thence in a southerly direction one hundred and fifty (150') feet to the line of lot one (1) block N, as shown by map of Lyman's addition to the town of Montevallo, thence in an easterly direction eighty-five (85') to Moody Street, thence in a northerly direction along said Moody Street to the point of beginning; being a part of Lot one (1) block N, as shown by map of Lyman's addition to the town of Montevallo, and recorded in the office of the Probate Judge in said Shelby County, Alabama, said tract of land fronting eighty-five (85') feet on said Highland Avenue and running back one-hundred fifty (150') feet. Situated in Shelby County, Alabama.

The above described real estate is conveyed from the herein named Executrix, pursuant to Letters Testamentary issued out of the Probate Court of Shelby County, Alabama, Case Number: 29073, as regarding the Estate of Lalene Frost, Deceased; and the remaining Grantors join in said conveyance within their individual capacities, and the property herein described does not constitute the homestead of either of the individual grantors, nor that of their spouses, neither is it contiguous thereto.

SUBJECT TO:

Property Taxes for the year 1991 and subsequent years.

coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

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 19th day of December, 19 90

Virginia Frost DuVal, Executrix of the Estate of Lalene Frost, Deceased (Seal)

Virginia Frost DuVal (Seal)

Victor Richard Scott (Seal)

Sandra Ann Small (Seal)

STATE OF ALABAMA

MONTGOMERY

County

General Acknowledgment

I, the undersigned authority in said State, hereby certify that Victor Richard Scott

a Notary Public in and for said County,

whose name(s) 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 19th day of December, 19 90

3-15-93

David Carlisle Caldwell
Notary Public

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Sandra Ann Small 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19th day of December, 1990.

3-15-93
My Commission Expires:

David Carlisle Caldwell
Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Virginia Frost DuVal 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of December, 1990.

8/93
My Commission Expires:

Phyllis A. Spear
Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Virginia Frost DuVal, whose name as Executrix 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, she, in her capacity as such Executrix, executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of December, 1990.

8/93
My Commission Expires:

Phyllis A. Spear
Notary Public

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

98 DEC 28 AM 10:30

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

1. Deed Tax	65.00
2. Map Tax	5.00
3. Recording Fee	5.00
4. Indexing Fee	5.00
5. Notary Fee	1.00
6. Certified Fee	
Total	74.00