

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Mitchell A. Spears
 ATTORNEY AT LAW
 143 Main, P.O. Box 91 205/665-5102
 Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
 (Name) Bob Albritton
 (Address) P. O. Box 3
Montevallo, Alabama 35115
 MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) 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,
 Henry E. Winslett, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Montevallo Area Habitat for Humanity, Inc.

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

That part of Lot 8, in Block 1, in the Town of Wilton, according to the Map of Birmingham Junction recorded in Deed Book 14, Page 239, in the office of the Judge of Probate of Shelby County, Alabama, lying between the Old Montgomery Road and Alabama #25 Highway, being more particularly described as follows: Commence at the NE corner of the SE 1/4 of Section 8, Township 24, Range 12 East, run thence South 14 degrees 03 minutes West a distance of 138 feet, thence turn to the left and run a distance of 53.22 feet to the intersection of the West line of Old Montgomery Road with the East line of the right of way of Alabama #25 Highway, for the point of beginning, continue thence along the West line of the old Montgomery Road a distance of 264.78 feet; turn thence an angle to the right of 128 degrees 53 minutes and run a distance of 169.77 feet to the Right of Way of the Alabama #25 Highway; turn thence an angle to the right of 86 degrees 37 minutes and run along the East line of the said right of way a distance of 208.65 feet to the point of beginning.

SUBJECT TO:

Rights, reservations and restrictions of record.
 Property taxes accruing in 1991 and subsequent years.
 Mineral and mining rights are not insured.

The above described real estate does not constitute the homestead of Grantor, nor that of his spouse, neither is it contiguous thereto.

1. Deed Tax	\$1.00
2. Mfg. Tax	\$0.00
3. Recording Fee	\$2.50
4. Indexing Fee	\$3.00
5. Notary Fee	\$0.00
6. Other Fee	\$0.00
Total	\$6.50

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 31st
 day of December, 19 90

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
 INSTRUMENT WAS FILED

91 JAN -8 PM 1:53

Henry E. Winslett

STATE OF ALABAMA
 SHELBY

JUDGE OF PROBATE

County

General Acknowledgment

I, the undersigned authority
 in said State, hereby certify that Henry E. Winslett

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 31st day of December, 1990

6-25-91

L. Michele Kelly

BOOK 325 PAGE 244