

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

Send Tax Notice to: Janice Seaman Everse
(Name) _____
18 Main Street
(Address) _____
Montevallo, Alabama 35115

WARRANTY DEED

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

That in consideration of Eighteen Thousand and 00/100, (\$18,000.00) -----DOLLARS-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Glenn V. Chapin and wife, Corrie J. Chapin

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH, AS THOUGH FULLY SET OUT HEREIN.

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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 2nd
day of Feb., 19 91

(Seal)

(Seal)

(Seal)

Glenn V. Chapin (Seal)
Corrie J. Chapin (Seal)

(Seal)

STATE OF ALABAMA }
SHELBY County } **General Acknowledgment**

I, _____ the undersigned authority _____ a Notary Public in and for said County,
in said State, hereby certify that _____ Glenn V. Chapin and wife, Corrie J. Chapin

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2nd day of Feb. 1991

8/93

Mitchell A. Spears

EXHIBIT "A"

That certain part of Lot 40 in the Town of Montevallo, Shelby County, Alabama, according to the original plan of said town as recorded in the Office of the Probate Judge of Shelby County, which said part is particularly described as follows: Commence at a point on the Southeast margin of Main Street (formerly known as Broad St.) which is sixty-eight (68) feet Northeast of the Western lot corner of Lot forty-one (41) in said Town of Montevallo according to said original plan, said corner being the Easternmost intersection of Main and Shelby Street, and running thence Northeast along said margin of Main Street a distance of twenty-seven (27) feet to the Westernmost corner of the lot, known as the "Barber Shop lot" thence Southeast perpendicular to Main Street, along the line of said lot, a distance of fifty (50) feet to the Southernmost corner of "Barber Shop lot" to the point of beginning of property herein conveyed; Begin at said corner and run Northeast, parallel with Main Street, along the rear of said "Barber Shop lot" a distance of sixteen (16) feet to the Easternmost corner of said "Barber Shop lot"; thence Southeast perpendicular to Main Street, a distance of fifty-nine (59) feet; thence Southwest parallel with Main Street, a distance of sixteen (16) feet; thence Northwest perpendicular to Main Street a distance of fifty-nine (59) feet to the point of beginning.

ALSO, A part of Lot No. 40 in the Town of Montevallo, Alabama according to the original plat of said Town as recorded in the Probate Office of Shelby County, Alabama, said property hereby conveyed being more particularly described as follows: Begin at a point on the southeast margin of Broad Street, sometimes called Main Street, which is 111 feet and 3 inches Northeast of the Westernmost corner of the F. W. Rogan store building, which last mentioned point is the Westernmost corner of Lot No. 41, and from said point of beginning of the lot hereby conveyed, run Southeasterly, perpendicular to said Broad Street a distance of 50 feet; thence in a Southwesterly direction parallel with said Broad Street 16 feet; thence in a Northwesterly direction perpendicular to said Broad Street a distance of 50 feet to the margin of said Broad Street; thence Northeasterly along the margin of said Broad Street 16 feet to the point of beginning, said lot hereby conveyed being known as the Barber Shop lot.

All of the above being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1991 and subsequent years.

Public utility easements as shown by recorded plat, and which service subject property.

Mineral and mining rights are not insured.

Subject to wall, building and other reservations contained in deed of E. P. Givhan to Till Wilson, recorded in Deed Book 77 page 61 in the Probate Office.

Dated: 2-2-91

Glenn V. Chapin
Glenn V. Chapin

Corrie J. Chapin
Corrie J. Chapin

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

91 FEB -6 AM 10:19

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 18.00
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 27.00

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