

WARRANTY DEED

23,000

Please send tax notice to:

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

City of Montevallo
545 Main Street
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of twenty-three thousand dollars, to the undersigned grantors in hand paid by the grantee herein, we, Diane Northcutt King, Jackie Northcutt, and Billy Joe Northcutt, being all the children and heirs of Louise B Northcutt, deceased, of 19 West Street, Montevallo, AL 35115, do grant, bargain, sell, and convey unto City of Montevallo of 545 Main Street, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

The house and lot formerly called 14 West Street, Montevallo, AL 35115, more particularly described as: A part of Lots 14 and 15, according to the Original Plan of the Town of Montevallo: As a point of reference begin at the southernmost corner of said Lot 14; thence run NW along the NE boundary of West Street 120 feet to the point of beginning: thence continue NW along the NE boundary of West Street 80 feet; thence NE and perpendicular to West Street 125 feet; thence SE and parallel with West Street 80 feet; thence SE and perpendicular to West Street 125 feet to the point of beginning. Said lot or parcel of land being a part of the property conveyed by W A Reid and wife Myrtle Reid to L A Crow on 29 May 1933 via an instrument recorded in Deed Book 84, page 541 of the Shelby County Probate Records.

Source of title: A warranty deed from Beatrice Fancher to Claude E Northcutt and Louise B Northcutt, jointly, executed 18 May 1973 and recorded 24 May 1973 at deed book 280, page 453 of the Shelby County Probate Records. Claude E Northcutt preceded Louise B Northcutt in death, and she died in October 1992. Grantors are all the children of either and both.

The conveyed property forms no part of the homestead of any grantor hereof. Each grantor has other property which does form homestead.

10/21/1992-24243
04:20 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10.00

To have and to hold to the said grantee and its assigns forever.

We, Diane Northcutt King, Jackie Northcutt, and Billy Joe Northcutt, do for ourselves and for our heirs, executors, and administrators covenant with the said grantee and its assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantee and its assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 20 October 1992.

Witness:

Johny Holcomb

Diane Northcutt King (Seal)
Diane Northcutt King

Johny Holcomb

Jackie Northcutt (Seal)
Jackie Northcutt

Johny Holcomb

Billy Joe Northcutt (Seal)
Billy Joe Northcutt

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Diane Northcutt King, Jackie Northcutt, and Billy Joe Northcutt, whose names are signed to the foregoing conveyance, and who are (made) 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 20 October 1992.

James S. Smith
Notary public

Inst # 1992-24243

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