

# WARRANTY DEED

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.

Please send tax notice to:

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 two thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Leroy Hall, an unmarried man, of Nabors Street, Montevallo, AL 35115, do grant, bargain, sell, and convey unto the City of Montevallo, an Alabama Municipal Corporation, of 545 Main Street, Montevallo, AL 35115 (herein referred to as grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land containing 1857 square feet located in the SE¼ of the NW¼ of §21, Twp 22S, R3W, Shelby County, AL and described as follows:

Begin at the intersection of the W right-of-way line of Alabama Highway 119 (Ashville Road) and the SE right-of-way line of Nabors Street; thence southerly along the W right-of-way line of Alabama Highway 119 51.27 feet; thence right 96°01'02" for 18.86 feet to the point of curvature of a curve to the left having a radius of 119.89 feet; thence 89.14 feet along the arc of the curve to the point of tangency with the SE right-of-way line of Nabors Street; thence right 180° and northeasterly 125.63 feet along the SE right-of-way line of Nabors Street to the point of beginning.

According to a survey prepared by Benjamin F Carr, Jr, Ala Reg #8434 on December 7, 1992.

Source of title: a warranty deed from Lillian K Ward et al to Leroy Hall and Opal Marie Hall executed in March 1964 and recorded 22 May 1975 at deed book 230, pages 685-6 of the Shelby County Probate records; and a quitclaim deed from Opal M Hall to Leroy Hall executed 06 March 1992 and recorded 30 March 1992 at real book 398, page 563 of the Shelby County Probate records.

The conveyed property forms a part of the homestead of the grantor hereof, however the grantor will retain sufficient land to maintain homestead.

03/10/1993-06823  
03:49 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 10.00

Inst # 1993-06823

It is the intent of this instrument to enable the City of Montevallo to widen and change the course of Nabors Street so as to create an "X" intersection with four right angles where Ashville Road, Overland Road, and Nabors Street run together.

To have and to hold to the said grantees, its assigns and successors forever.

I, Leroy Hall, do for myself and for my heirs, executors, and administrators covenant with the said grantee, its assigns and successors, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, its assigns and successors forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 9 March 1993.

Witness:

*[Signature]*

*Leroy Hall* (Seal)  
Leroy Hall

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Leroy Hall, whose name is signed to the foregoing conveyance, and who is (made) 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 9 March 1993.



MY COMMISSION EXPIRES MARCH 9, 1994

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