

This instrument was prepared by:
(Name) Lamar Ham
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Charles Tyler Clark
name
222 Lakeshore Drive
address
Birmingham, Al 35209

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Nine Thousand and 00/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
Kathleen L. McGowan, an unmarried woman

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

Charles Tyler Clark

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

A lot in the Town of Montevallo described as follows: Beginning at the intersection of Moody and Nabers Streets according to the Lyman's Addition to the Town of Montevallo as recorded in the Probate Office of Shelby County, Alabama; thence run Northeasterly 352 feet along the Southeast line of Nabers Street to the point of beginning of the land hereby conveyed; thence continue Northeasterly along the Southeast line of Nabers Street 73.35 feet; thence run Southeast and parallel with Moody Street 150 feet; thence run Southwest and parallel with Nabers Street 73.35 feet; thence run Northwest and parallel with Moody Street 150 feet to the point of beginning of the land hereby conveyed; being situated in Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

Inst # 1996-04531

02/12/1996-04531
03:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 77.50

TO HAVE AND 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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this Wednesday
day of January 24, 19 96

_____(Seal)
_____(Seal)
_____(Seal)

Kathleen L. McGowan (Seal)
_____(Seal)
_____(Seal)

FLORIDA
STATE OF ~~ALABAMA~~
MANATEE COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that
Kathleen L. McGowan, an unmarried woman
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 she executed the same voluntarily
on the day the same bears date. 24 day of January 1996
Given under my hands and official seal this 24 day of January A.D. 19 96

Barbara S. Blair
Notary Public

