

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 notices to:

✓ Micheal S Allen
7415 Hwy 155
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of nine thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, Vic-San, Inc, a business corporation, does grant, bargain, sell, and convey unto Micheal S Allen of 7415 Hwy 155, Montevallo, AL 35115 the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 60, according to a map of Indian Highlands 3d Addition, as drawn by James A Riggins on 13 September 1974, approved by the Montevallo Planning Commission on September 19, 1974, and recorded on September 24, 1974 at map book 6, page 28 of the Shelby County Probate Records.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, his heirs and assigns forever.

Vic-San, Inc, the grantor herein, does for itself, its successors and assigns, covenant with the said grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, the said grantor Vic-San, Inc., by Dick Scott, its president, who is authorized to execute this conveyance, hereto sets its signature and seal, this 20 December 1995.

02/21/1996-05562
11:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.00

Inst # 1996-05562

Witness:

Bill Allen

Vic-San Inc Dick Scott (Seal)
Vic-San, Inc, by Dick Scott, its President

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Dick Scott, whose name as President of Vic-San, Inc, a corporation, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal this 20 December 1995.

Jackie M. Healy
Notary public

Inst # 1996-05562

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SHELBY COUNTY JUDGE OF PROBATE
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