

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:

The City of Montevallo
545 Main Street
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in order to make a gift thereof, and in consideration of future public benefits to be derived from expanded athletic facilities, the receipt whereof is acknowledged, we, Joe Stephens, a married man and Kermit L Stephens, Sr, a married man, of BX 29, Montevallo, AL 35115, do grant, bargain, sell, and convey unto The 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:

Lots 1, 2, 3, 4, 5 and 6 according to the survey of Bonnie Green Homesteads as drawn by Amos Cory, RLS 10560 on 04 April 1988, approved by the Montevallo Planning Commission on 26 May 1988, and recorded on 15 June 1988 in Map Book 12, page 52 of the Shelby County Probate Office.

A building setback line of 75 feet from Shelby County Highway 10.

Subject to: Restrictions, covenants, and conditions as set out in an instrument recorded in real book 189, page 615 in the Shelby County Probate Office.
Transmission line permits to Alabama Power Company as shown by instruments recorded in deed book 161, page 126; deed book 155, page 115; deed book 169, page 17; deed book 186, page 210; deed book 118, page 134; and deed book 133, page 354 in the Shelby County Probate Office.

Right of way granted to Plantation Pipeline Co by an instrument recorded in deed book 16, page 391 in the Shelby County Probate Office.

An easement to Alabama Power Company and South Central Bell as shown by an instrument recorded in deed book 235, page 633 of the Shelby County Probate Office.

Petition for vacation of subdivision as set out in an instrument recorded in Real book

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42, page 286 in the Shelby County Probate Office.

Source of title: A warranty deed from Richard Anderson and Terry Arnold to grantors herein, executed 20 January 1989 and recorded 25 January 1989 at real book 223, page 854 in the Shelby County Probate Office.

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, its assigns and successors forever.

Joe Stephens and Kermit L Stephens, Sr, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, its assigns and successors, that they 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 administrators, heirs, and successors 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, we, Joe Stephens and Kermit L Stephens, Sr, have set our hands and seals, this 04 June 1996.

Witness:

John N. Lombard

Joe Stephens (Seal)
Joe Stephens

John N. Lombard

Kermit L Stephens, Sr (Seal)
Kermit L Stephens, Sr

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Joe Stephens and Kermit L Stephens, Sr, 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 04 June 1996.

Sandra B. Stephens
Notary public

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My Commission Expires 1-10-2000