

This instrument was prepared by:
(Name) Mitchell A. Spears, Attorney at Law
(Address) P. O. Box 119
Montevallo, AL 35115

Send Tax Notice to:
(Name) Michael S. Allen
(Address) 7415 Hwy. 155
Montevallo, AL 35115

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ELEVEN THOUSAND and 00/100, (\$11,000.00) ----- DOLLARS
to the undersigned grantor, Vic-San, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presentes, grant, bargain, sell and convey unto
Michael S. Allen

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith,
AS THOUGH FULLY SET OUT HEREIN.

inst # 1996-37442
11/12/1996-37442
11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 22.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its _____ President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 4th day of November, 1996

ATTEST:

Vic-San, Inc.

By Victor R. Scott
Victor R. Scott, a/k/a _____ President
Victor Richard Scott

Secretary

STATE OF ALABAMA
SHELBY County }

I, the undersigned authority a Notary Public in and for said County, in said State,

hereby certify that Victor R. Scott, a/k/a Victor Richard Scott

whose name as President of Vic-San, Inc. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation

Given under my hand and official seal, this the 4th day of November, 1996

9/97 Notary Public

EXHIBIT "A"

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 15, Township 22 South, Range 3 West, Shelby County, Alabama; more particularly described as follows:

Beginning at the Southwest corner of Section 15, Township 22 South, Range 3 West, Montevallo, Shelby County, Alabama and run thence easterly along the South line of said Section 15 a distance of 130.03 feet to a steel pin corner; thence turn 91 deg. 05 min. 22 sec. to the left and run Northerly 160.33 feet to a steel pin corner on the South margin of Ute Street; thence 89 deg. 19 min. 57 sec. to the left and run westerly along the said South margin of Ute Street 130.11 feet to a steel pin corner on the West line of same said Section 15; thence turn 90 deg. 42 min. 09 sec. to the left and run southerly along said West line of said Section 15 a distance of 159.37 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1997 and subsequent years.

Mineral and mining rights are not insured.

Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Easement(s) and conditions as set out in Deed Book 348 pages 379 & 381 in the Probate Office.

Building setback line of 35 feet reserved from Ute Street, as shown in survey by Joseph E. Conn, Jr., dated October 15, 1996, as shown by plat.

Public easements as shown by recorded plat, including a 10 foot easement from rear of lot, as shown in survey by Joseph E. Conn, Jr., dated October 15, 1996.

Also, subject to Restrictions, Covenants and Conditions (which apply to Indian Highlands, Third Addition, as recorded in Map Book 6, Page 28, in the Office of the Probate Judge, Shelby County, Alabama) as set out in instruments recorded in Misc. Book 9, Page 208, and Deed Book 236, Page 898, in the Office of the Probate Judge, Shelby County, Alabama. Grantor and Grantee understand and acknowledge that the real estate herein conveyed does not constitute a part of Indian Highlands, Third Addition, nevertheless, said Restrictions, Covenants and Conditions shall supersede and control all future building and construction activities upon the land herein conveyed.

Dated: _____

11/4/96

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Victor R. Scott

Vic-San, Inc.

By: Victor R. Scott, a/k/a

Victor Richard Scott

Its: President

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