

**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:

City of Montevallo  
 545 Main Street  
 Montevallo, AL 35115

State of Alabama)  
 County of Shelby)

Inst # 1996-38756  
 11/22/1996-38756  
 01:45 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 004 MCD 17.00

Inst # 1996-38756

Know all men by these presents, that in consideration of thirty-five thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, David Urbano Hodges, an unmarried man, of BX 2471, Baton Rouge, LA 70821, do grant, bargain, sell, and convey unto the City of Montevallo, an Alabama municipal corporation, of 545 Main Street, Montevallo, AL 35115 the following described real estate situated in Shelby County, Alabama, to-wit:

All my right, title, and interest in a house and lot at 920 Island Street, (formerly 181 Island Street) Montevallo, AL 35115 more particularly described as: Begin at the intersection of North Boundary Street and Island Street; thence run Northeasterly, along the margin of said Island Street, 116 feet; thence run southeasterly (measured 80°35'37" right) 190 feet (measured 174.12 feet); thence run southwesterly (measured 97°52'03" right) 52 feet; thence run northwesterly (measured 63°19'28" right) along the margin of North Boundary Street 222½ feet (measured 196.61 feet) to the point of beginning, except a 10 foot wide strip running parallel to the NW property line of said parcel, as recorded in Deed Book 231, page 57, in the Office of the Probate Judge of Shelby County Alabama.

Said parcel being part of lot 18 of an allotment of lands at Montevallo made by Electa S Storr and Lizzie B Troy, surveyed by N B Dare on January 22, 1884, and recorded on March 10, 1900 in Map book 3, page 3 in the Office of the Judge of Probate of Shelby County, Alabama.

All according to a survey of Allen Whitley, registered land surveyor, dated January 24, 1979. Subject to easements and rights of way of record.

The property hereby conveyed is the same property which was heretofore conveyed to Harvey S. Harris and wife Emma F. Harris by deed dated September 29, 1978, and recorded in Deed Book 315, page 271, Office of Judge of Probate of Shelby County Alabama, and on December 5, 1983 conveyed to Robert H Hodges by a deed recorded in deed book 351, page

808 of the Shelby County Probate Office; and by a deed executed 15 July 1993 and recorded on 19 July 1993 at instrument number 21029 of the Shelby County Probate office, conveyed to David U Hodges, who is the same person as the grantor herein.

The conveyed property is otherwise described as Parcels 6, 7, and 8 plus any interest owned by the grantor in Parcel 3 of a survey dated 19 February 1993 by W M Varnon, Alabama Professional Land Surveyor reg no 9324, said parcels being more particularly described as:

### **PARCEL 6**

Commence at the S corner of Lot 20 of Electa S Storr and Lizzie B Troy's Subdivision, drawn January 22, 1884 by N B Dare, and recorded March 10, 1900 in Map Book 3, Page 3 in the Office of the Judge of Probate of Shelby County, Alabama and run S  $51^{\circ}28'58''$ W 148.91 feet to point of beginning; thence N  $48^{\circ}04'04''$ W 12.05 feet; thence S  $50^{\circ}04'23''$ W 51.98 feet; thence S  $6^{\circ}53'13''$ E 12.04 feet; thence N  $51^{\circ}28'58''$ E 48.24 feet to the point of beginning.

### **PARCEL 7**

Commence at the S corner of Lot 20 of Electa S Storr and Lizzie B Troy's Subdivision, drawn January 22, 1884 by N B Dare, and recorded March 10, 1900 in Map Book 3, Page 3 in the office of the Judge of Probate of Shelby County, Alabama and run S  $51^{\circ}28'58''$ W 148.91 feet; thence N  $48^{\circ}04'04''$ W 176.34 feet to the point of beginning; thence N  $38^{\circ}32'$ W 15.07 feet to the southeasterly right of way line of Island Street; thence S  $51^{\circ}28'$ W along said right of way line 121 feet to a Point of Intersection with the northeasterly right of way line of North Boundary Street (Not Open-Vacated 21 November 1991 as recorded in municipal book 2, page 102 of the Shelby County Probate records); thence S  $66^{\circ}53'13''$ E 17.41 feet; thence N  $51^{\circ}20'19''$ E 112.73 feet to the point of beginning.

### **PARCEL 8**

Commence at the S corner of Lot 20 of Electa S Storr and Lizzie B Troy's Subdivision, drawn January 22, 1884 by N B Dare, and recorded March 10, 1900 in Map Book 3, Page 3 in the office of the Judge of Probate of Shelby County, Alabama and run S  $51^{\circ}28'58''$ W 148.91 feet to the point of beginning; thence N  $48^{\circ}04'04''$ W 176.34 feet; thence N  $38^{\circ}32'$ W 15.07 feet to the southeasterly right of way line of Island Street; thence S  $51^{\circ}28'$ W along said right of way line 121 feet to the northeasterly right of way line of North Boundary Street (Not Open--Vacated 21 November 1991 as



recorded in municipal book 2, page 102 of the Shelby County Probate records); thence S 66°53'13"E along said NE right of way line 214.72 feet; thence N 51°28'58"E 48.24 feet to the point of beginning.

### **PARCEL 3**

A part of Lots 18 and 19 of Electa S Storr and Lizzie B Troy's Subdivision, drawn January 22, 1884 by N B Dare, and recorded March 10, 1900 in Map Book 3, Page 3 in the Office of the Judge of Probate of Shelby County, Alabama described as follows:

Begin at the S corner of Lot 20 of said Storr and Troy's Subdivision, said corner being also the W corner of Lot 1 of Walnut Grove Subdivision as drawn by I S Gillespie, Reg L S #576 on 08 June 1964 and recorded August 2, 1964 in Map Book 4, Page 93, in the office of the Judge of Probate of Shelby County, Alabama and run S 51°28'58"W 197.15 feet to a point of intersection with the northeasterly right of way line of North Boundary Street (Not Open--Vacated 21 November 1991 as recorded in municipal book 2, page 102 of the Shelby County Probate records); thence S 71°41'28"W 197.05 feet to the W corner of Lot 4 of said Walnut Grove Subdivision; thence N 46°38'59"E along the line of said Lot 4 51.95 feet; thence N 25°20'59"W and along the westerly line of Lots 1, 2, and 3 of said Walnut Grove Subdivision 164.89 feet to point of beginning.

Marked as parcel 3 according to a survey dated 19 February 1993, by W M Varnon, a Professional Land Surveyor in the State of Alabama, reg. no. 9324

**In addition**, all that property on, under, and S of the northeasterly right of way line of the former North Boundary Street, (as shown on the N B Dare January 22, 1884 map of Electa S Storr and Lizzie B Troy's Subdivision, recorded March 10, 1900 in Map book 3, page 3 in the office of the Judge of Probate of Shelby County, Alabama) said street being vacated on 21 November 1991 as recorded in municipal book 2, page 102 of the Shelby Count Probate records.

It is the intent of this deed to convey all property owned by grantor on Island Street in Montevallo, whether or not correctly described above. Boundaries and land area are not warranted.

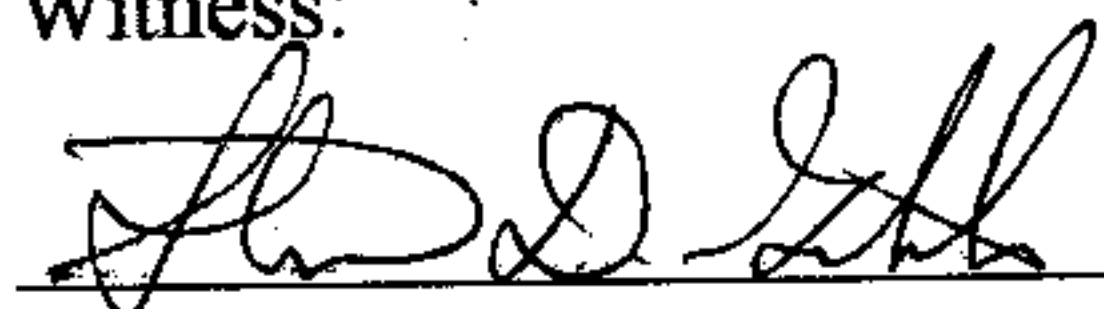
The land is zoned R-2 under the zoning law of the City of Montevallo, is not in a flood plain, and is the homestead of the seller.

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

David Urbano Hodges, does for himself and for his administrators, heirs, and successors covenant with the said grantee, its assigns and successors, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his 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, I, David Urbano Hodges, have set my hand and seal, this 14 November 1996.

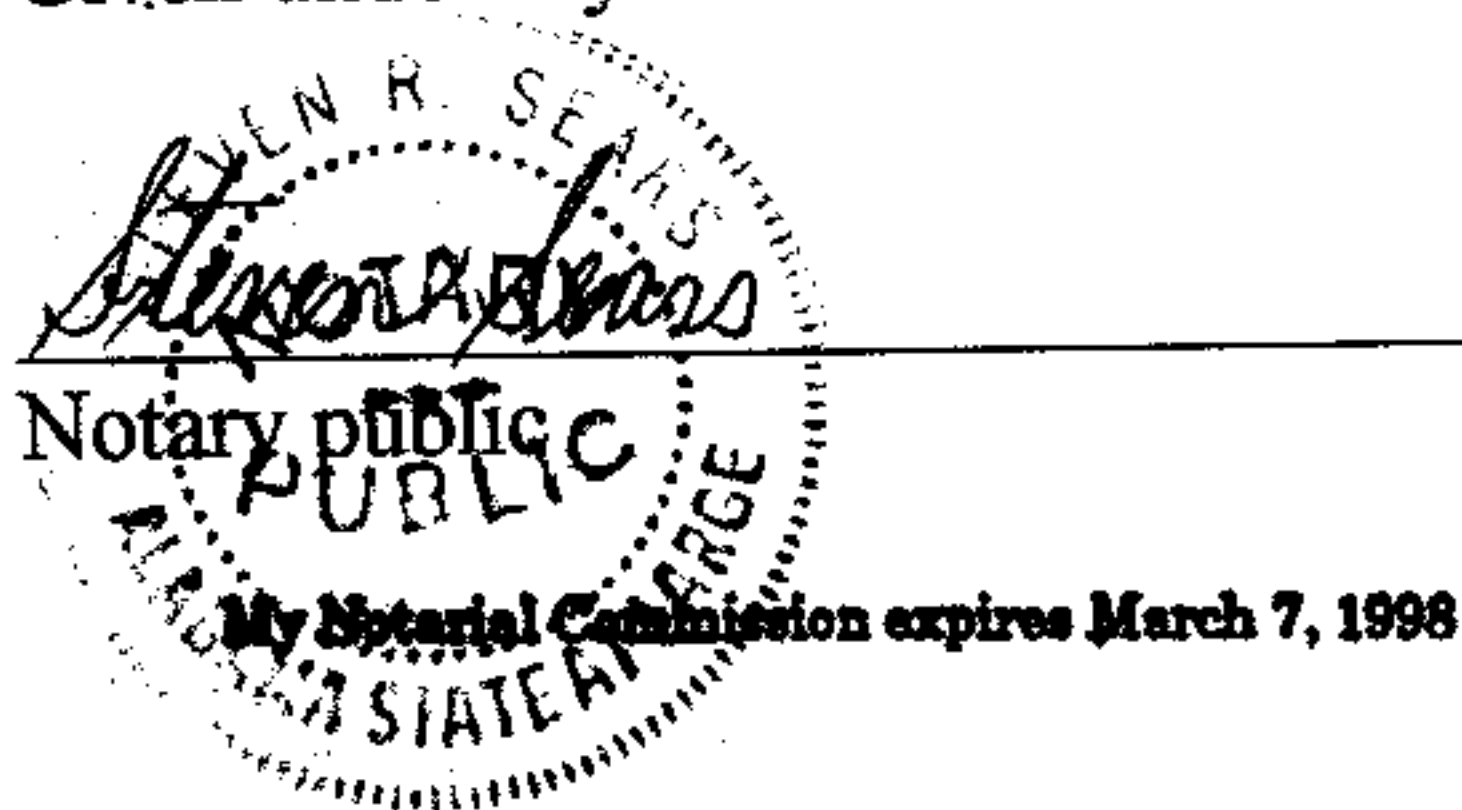
Witness:

  
David Urbano Hodges (Seal)

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that David Urbano Hodges, 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 14 November 1996.



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