

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

Send tax notice to:
Linda Allen
7816 Highway 155
Montevallo, AL 35115

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty Three Thousand Fifty-one and 00/100 dollars (\$43,051.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Darryl Martin, and wife, Tammy Clistene Thames Martin, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto Linda Allen, a single person, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in the NW 1/4 of the SW 1/4, Section 7, Township 24 North, Range 13 East, described as follows: Commence at the NE corner of the said NW 1/4 of the SW 1/4 and thence run South along the East boundary of said quarter-quarter section a distance of 300 feet; thence turn an angle of 90 degrees to the right and run in a westerly direction and parallel with the North boundary of said quarter-quarter section a distance of 779.4 feet to the point of beginning of the lot herein described and conveyed, which point is on the East right of way of the Montevallo-Jemison black top road (Alabama Highway 155); thence run in a southeasterly direction along the East margin of said road right of way a distance of 220 feet to a wire fence; thence turn an angle of 90 degrees to the left and run in a northeasterly direction along said fence a distance of 210 feet; thence run in a northwesterly direction parallel with said road right of way 48 feet to a wire fence; thence run westerly along said fence line 277 feet to the point of beginning.

This conveyance is subject to all easements, rights-of-ways and restrictions of record affecting said property.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Party of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 16th of January, 1997, at 968 Main Street, Montevallo, Alabama.

GRANTOR

Darryl Martin (L.S.)
Tammy Clistene Thames Martin (L.S.)

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 16th day of January, 1997.

Chris Smitherman

NOTARY PUBLIC

My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
968 NORTH MAIN STREET
MONTEVALLO, ALABAMA 35115

Inst # 1997-02378

01/23/1997-02378
03:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 10.00

Inst # 1997-02378