

This property is not homestead property
for the grantor.

Send tax notice : Ken Gann
4720 Hwy 155
Montevallo AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

Inst # 1997-10862

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty Three Thousand and 00/100 dollars (\$63,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Jack Whatley, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto, Ken Gann, 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 part of the SW 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East in the Town of Montevallo, Alabama described as follows: Commencing at the Southeast corner of SW 1/4 of NE 1/4 of Section 3, Township 24 North, Range 12 East and proceed North along the East boundary line of said 1/4-1/4 Section a distance of 650.12 feet to its intersection with the South right of way line of Highway Number 25; thence at an angle to the left of 82 degrees 56 minutes and along the south right-of-way line a distance of 250.8 feet to point of beginning of the lot herein conveyed; thence at an angle to the left of 97 degrees 04 minutes a distance of 175.0 feet; thence an angle to the right of 97 degrees 04 minutes a distance of 100.0 feet; thence at an angle to the right of 82 degrees 56 minutes a distance of 175.0 feet; thence at an angle to the right of 97 degrees 04 minutes a distance of 100.0 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 3rd day of April, 1997, at 831 Island Street, Montevallo, Alabama.

GRANTOR

Jack Whatley (L.S.)

(L.S.)

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the Jack Whatley whose 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 3rd day of April, 1997.

Chris Smitherman
NOTARY PUBLIC

My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, ALABAMA 35115

Inst # 1997-10862

04/08/1997-10862
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 13.50