

8,030

CORPORATION FORM WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney,
655 Main Street, BX Four
Montevallo, AL 35115+0004
fax and voice telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

✓ Tammy Michelle Edwards
214 Cherokee Street
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of eight thousand thirty dollars, to the undersigned grantor, The Montevallo Industrial Development Board, an Alabama corporation, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, The Montevallo Industrial Development Board, of 545 Main Street, Montevallo, AL 35115 (herein referred to as grantor, whether one or more) does grant, bargain, sell, and convey unto Tammy Michelle Edwards, of 214 Cherokee 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:

Begin at the NW corner of fractional §27, Twp 22S, R3W; thence run E along the N line of aforesaid §27 1864.37 feet; thence turn 125°30'12" right and run 275.05 feet to an iron; thence turn 183°30'57" right and run 53.63 feet to an iron pin, being the point of beginning: Thence continue on the same line 212.33 feet to an iron; thence turn 184°28'32" right and run 164.04 feet to a point of intersection with the Freeman Line and the N line of fractional §2, Twp 24N, R12E; thence continue on the same line 307.01 feet to an iron, such iron being the northwesterly corner of the Betty Wyatt lot as shown on the Tax Assessor's records as parcel 36-1-02-0-001-4.004 and recorded in Deed Book 353, page 515 and in Deed Book 354, page 625; thence turn left and run 186.93 feet to the W right of way of Industrial Park Road; thence turn left and run northeasterly along the right of way of Industrial Park Road 505.64 feet to the beginning of a 65 foot radius; thence run

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63.51 feet along said radius to the beginning of a cul de sac; thence run along the W side of the cul de sac 103 feet to an iron pin; thence turn left and run 10.56 feet to the point of beginning. Less easements. Containing ± 1.46 acres.

Less and except a strip 5 feet in width around the S, W and N sides thereof, and circumscribing the conveyed property except for its frontage on Industrial Park Road.

To have and to hold to the said grantee, her heirs and assigns forever.

The Montevallo Industrial Development Board, the said grantor, does for itself, its successors and assigns, covenant with the said grantee and her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, the said grantor, by Richard G Anderson, its president, who is authorized to execute this conveyance, hereto sets its signature and seal, this 10 December 1997.

Witness:

Steven Sears

Richard G Anderson (Seal)
The Montevallo Industrial Development
Board, by Richard G Anderson, its President

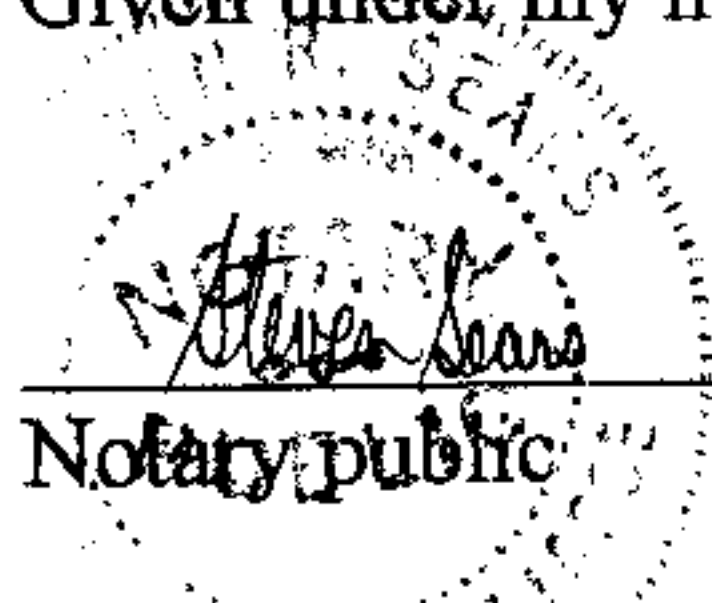
Attest:

Steven D Gibbs
Steven D Gibbs, Secretary

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Richard G. Anderson, whose name as President of The Montevallo Industrial Development Board, a corporation, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal this 10 December 1997.



My Notarial Commission expires March 7, 1998

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