

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) S.M. Mahan, Jr.

(Address) Rt 1 Box 61 Columbiana, Ala

\$ 1,000

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Mary Hilda Baker, a Single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

S.M. Mahan, Jr.

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

Shelby

All my undivided interest in and to the following described property, to-wit:

PARCEL III:

A lot in the City of Montevallo, Alabama, described as follows:
Commence at the Southernmost corner of the intersection of Island Street and Shelby Street; thence run along the South boundary of Shelby Street South 36 degrees 45 minutes East a distance of 117.50 feet to the point of beginning; thence continue South 36 degrees 45 minutes East along South boundary of Shelby Street a distance of 67.50 feet; thence South 53 degrees 15 minutes West a distance of 175 feet; thence North 36 degrees 45 minutes West a distance of 37.00 feet; thence North 1 degrees 15 minutes East a distance of 25.90 feet; thence North 54 degrees 22 minutes East a distance of 41.30 feet; thence North 15 degrees 47 minutes East a distance of 22.90 feet; thence North 55 degrees 45 minutes East a distance of 2.60 feet; thence North 36 degrees 45 minutes West a distance of 2.00 feet; thence North 53 degrees 16 minutes East a distance of 93.45 feet to the point of beginning.

SUBJECT to taxes for 1998 and subsequent years, easements, restrictions, rights of way, and permits of record.

MARY HILDA BAKER IS ONE AND THE SAME PERSON AS MARY HILDA PETERS BAKER.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this
day of March, 1998.

(Seal)

Mary Hilda Baker
Mary Hilda Baker

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

04/06/1998-12861
02:31 PM CERTIFIED
General Acknowledgment
JUL 1998 9.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Hilda Baker 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of March, A. D., 19 98

Jh Curtis
Notary Public.

Inst # 1998-12261