

This instrument was prepared by:
(Name) Mitchell A. Spears, Atty. at Law
(Address) P.O. Box 119
Montevallo, AL 35115

Send Tax Notice to:
(Name) L.C.W., Inc.
(Address) P.O. Box 382
Montevallo AL 35115

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY THOUSAND and 00/100, (\$70,000.00) ----- DOLLARS
to the undersigned grantor, MONTEVALLO ANTIQUES, INC., a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto L. C. W., INC.

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

Part of Lot 19, according to the Original Plan of the Town of Montevallo, described as follows:
Commence at the SE corner of Lot 19, according to the Original Plan of the Town of Montevallo and run Northeasterly 2 feet to the point of beginning; thence continue along last described course 26 feet; thence left 90 degrees and run Northwesterly 148 feet; thence left 90 degrees and run Southwesterly 28 feet; thence left 90 degrees and run Southeasterly 48 feet; thence left 90 degrees and run Northeasterly 2 feet; thence right 90 degrees and run Southeasterly 100 feet to the point of beginning.
Situated in Shelby County, Alabama.

SUBJECT TO:

Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien but not due and payable until October 1, 1999.

Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Transmission line permits to Alabama Power Company as recorded in Deed Book 174, Page 63; and Deed Book 174, Page 57, in Probate Office.

Easement to South Central Bell as recorded in Real Record 385, Page 574, in Probate Office.

Easement to Montevallo Gas Line as recorded in Deed Book 147, Page 136 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HERewith, IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY AND/OR ITS SUCCESSORS AND ASSIGNS, IN THE SUM OF \$56,000.00.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 6TH day of NOVEMBER, 19 98

MONTEVALLO ANTIQUES, INC.

ATTEST

By

BOOBA BYARS

Secretary

President

11/10/1998-44521
09:50 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY

County }

I, the undersigned authority

a Notary Public in and for said County, in said State.

hereby certify that Booba Byars

whose name as President of Montevallo Antiques, Inc., a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation

Given under my hand and official seal, this the 6th day of November, 19 98

[Signature]
4/13/2001 Notary Public