

VALUE: _____

SEND TAX NOTICE TO:

Jane Kirkpatrick

185 Meadow Road

Montevallo, Alabama 35115

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbianna, AL 35051

Inst # 2000-03214

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

02/01/2000-03214
02:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 10.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-seven Thousand One Hundred and no/100 Dollars (\$77,100.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Margaret Jeanette Crew**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jane Kirkpatrick** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15, Block 3, according to Arden Subdivision of the Town of Montevallo, Alabama, according to Map recorded in Map Book 3, Page 64, in Probate Office of Shelby County, Alabama. Situated in the Town of Montevallo, Shelby County, Alabama.

Subject to:

Restrictive covenants and conditions as recorded in Deed Book 139, Page 269 in the Office of Judge of Probate, Shelby County, Alabama.

30-foot building set back line from Meadow Road as shown on recorded map of said subdivision.

Utility easements as shown on recorded map of said subdivision.

Easement to Southern Bell Telephone and Telegraph Company and Alabama Power Company recorded in Deed Book 165, Page 480 in said Probate Office.

Easement to Alabama Power Company recorded in Deed Book 198, Page 496 in said Probate Office.

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 (we) have hereunto set my hand(s) and seal(s), this 1st day of February, 2000.

 (SEAL)
Margaret Jeanette Crew

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Margaret Jeanette Crew**, a single woman, whose name 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 1st day of February, 2000.


Notary Public