

This instrument prepared by:
John Hollis Jackson, Jr.
Attorney at Law
P. O. Box 1818
Clanton, AL 35046

Inst # 2001-12788

04/05/2001-12788
11:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
15.00
002 CJ1

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Fifty Thousand and no/100 (\$350,000.00) Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Ronald R. Kilgo, a married man** (herein referred to as grantor), grant, bargain, sell and convey unto **Deryl W. Owens** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of Lot 14 of the original map of Montevallo, said point being at the Southwest right-of-way of Alabama Highway 119 (Broad Street) and the Northeast right-of-way of West Street; thence S 45° 00' 00" W 35.01 feet to the Southeast right-of-way of West Street; thence along said right-of-way N 44° 31' 03" W 63.43 feet to the point of beginning; thence continue along said street N 44° 31' 03" W 119.14 feet to a found 5/8" rebar, being the same as shown on a survey by Frank B. Garrett, Jr., Reg. #9500 and being the Northeast corner of the A.M.E. Church lot by same above referenced survey; thence S 39° 20' 41" W 174.89 feet to a found capped iron (Garrett) and being on the Easterly boundary of the A.M.E. Church as per the above referenced Garrett survey; thence S 39° 30' 52" E 99.62 feet in alignment with a found Garrett iron; thence N 45° 51' 38" E 182.58 feet to the point of beginning. Said parcel containing 0.45 acres, more or less.

Also, an easement for utilities, 10 feet wide, 5 feet on each side of the following described centerline: Commence at the Southwest corner of Lot 14 of the original map of the Town of Montevallo, said point being at the Southeast right-of-way of Alabama Highway #119 (Broad Street) and the Northeast right-of-way of West Street; thence South 45° 00' 00" West a distance of 35.01 feet to the Southeast right-of-way of West Street; thence North 44° 31' 03" West a distance of 68.43 feet to the point of beginning of said centerline; thence 45° 51' 38" West a distance of 20 feet; thence North 50° 29' 19" West a distance of 20 feet to the end of said centerline.

The above description is taken in its entirety from the survey of

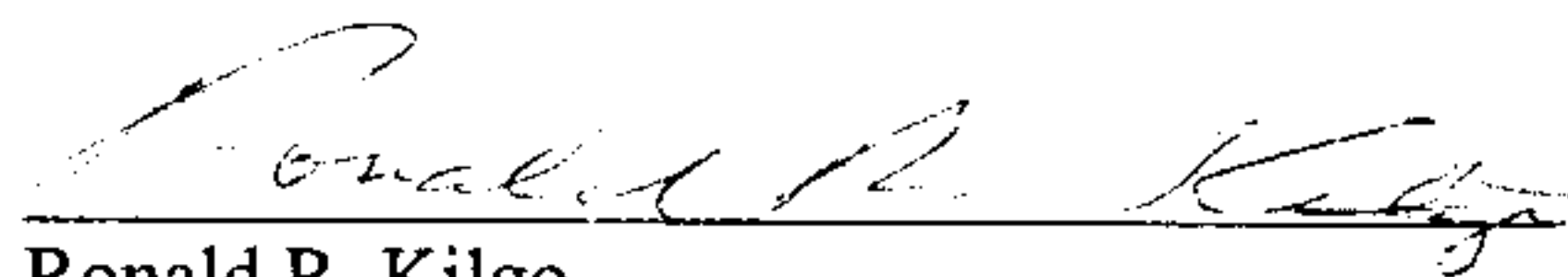
Amos Cory, PLS #10550, dated July 25, 2000.

The grantor herein certifies that the above described real estate constitutes no part of his present homestead.

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

And said grantor does for himself and for his heirs and assigns covenant with the said grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 30th day of March, 2001.

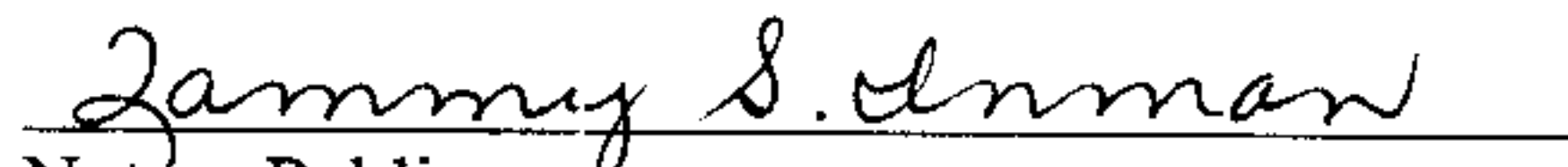

Ronald R. Kilgo

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronald R. Kilgo, 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, he executed the same on the day the same bears date.

Given under my hand and official seal, this the 30th day of March, 2001.


Notary Public

Address of Grantee:
107 Ollie Avenue
Clanton, AL 35045

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