



20040913000506970 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
09/13/2004 09:44:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS INDENTURE, made and entered into on this the 24th day of JUNE, 2004, by and between J. PARKE KEITH AND WILLIAM B. STAPP, AS EXECUTORS/PERSONAL REPRESENTATIVES UNDER THE LAST WILL AND TESTAMENT OF MARY FRANCES TIPTON, DECEASED, hereinafter referred to as Grantors and UNIVERSITY OF MONTEVALLO FOUNDATION, an Alabama non-profit foundation, hereinafter referred to as Grantee.

WITNESSETH:

That the said Grantors, for and in consideration of the devise under Item Four (respecting Parcel Two described therein) of the Last Will and Testament of Mary Frances Tipton, Deceased, have bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto Grantee the following described property, situate, lying and being in the City of Montevallo, County of Shelby, State of Alabama, to-wit:

A house and lot located at 1141 Nabors Street, Montevallo, AL 35115, more particularly described as: A rectangular parcel of land 70 feet by 150 feet, fronting 70 feet on the NW side of Nabors Street and extending NW from Nabors Street 15 feet. It consists of a strip of land 30 feet by 150 feet from the NE side of Lot 4, Block K, Lyman's Addition to Montevallo and an adjoining strip of land 40 feet by 150 feet from the SW side of lot 5, Block K, Lyman's addition to Montevallo, both according to a map of said Lyman's Addition performed by E E Todd, engineer, for F May Lyman on 11 November 1899 and recorded at book 1, page 12 of the Shelby County Probate Office, then rerecorded on 29 November 1917 at book 3, page 27 on the Shelby County Probate Office.

Subject to an easement given by Lula H. Nabors to Elizabeth B. Chamberlin on May 14, 1941, granting the right to install and maintain an underground sewer line on and along the NE side of the parcel of land conveyed herein.

SUBJECT, HOWEVER, to any and all easements, reservations, rights-of-way and restrictive covenants recorded in the Probate Office of Shelby County, Alabama, which affect said property.

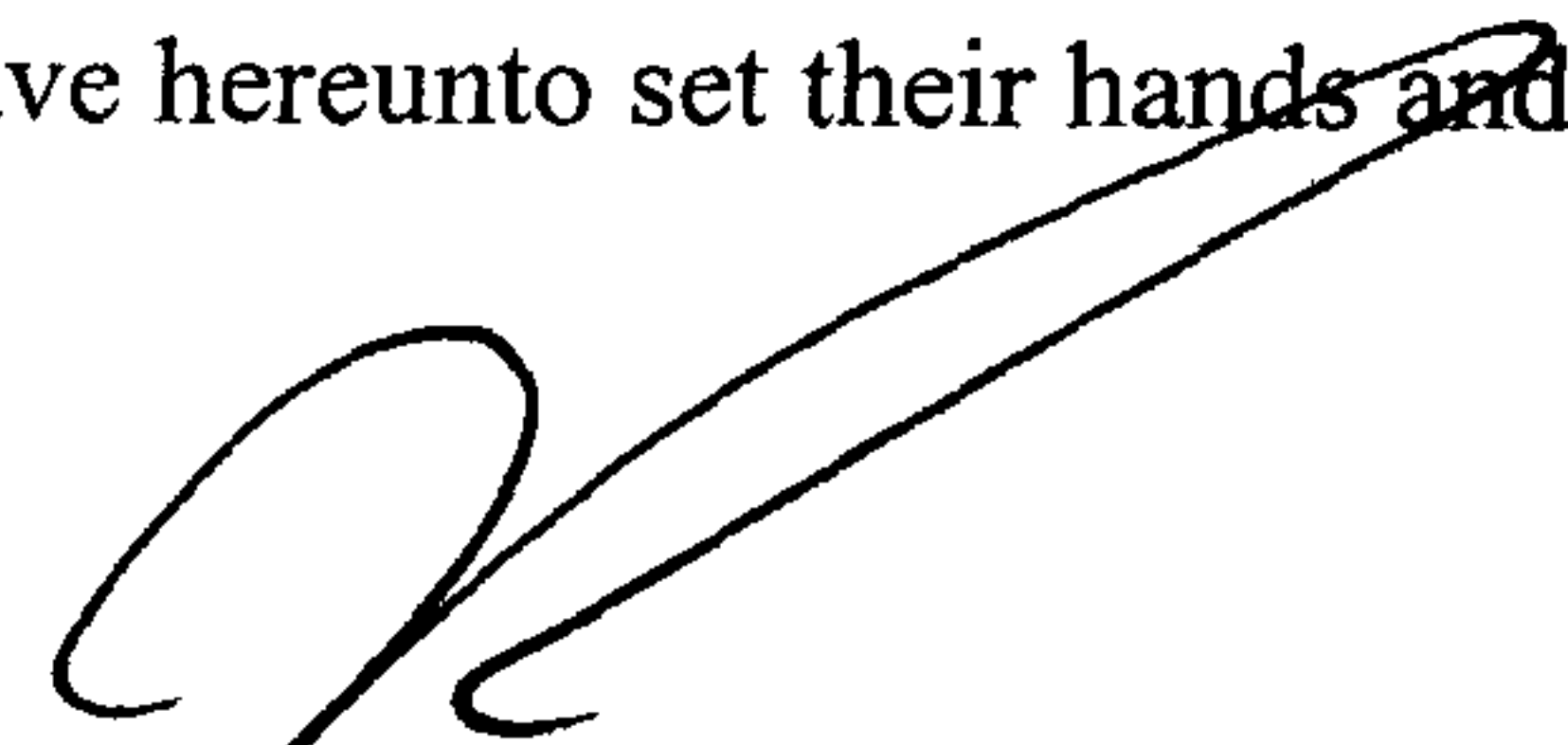
together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, in fee simple, forever.

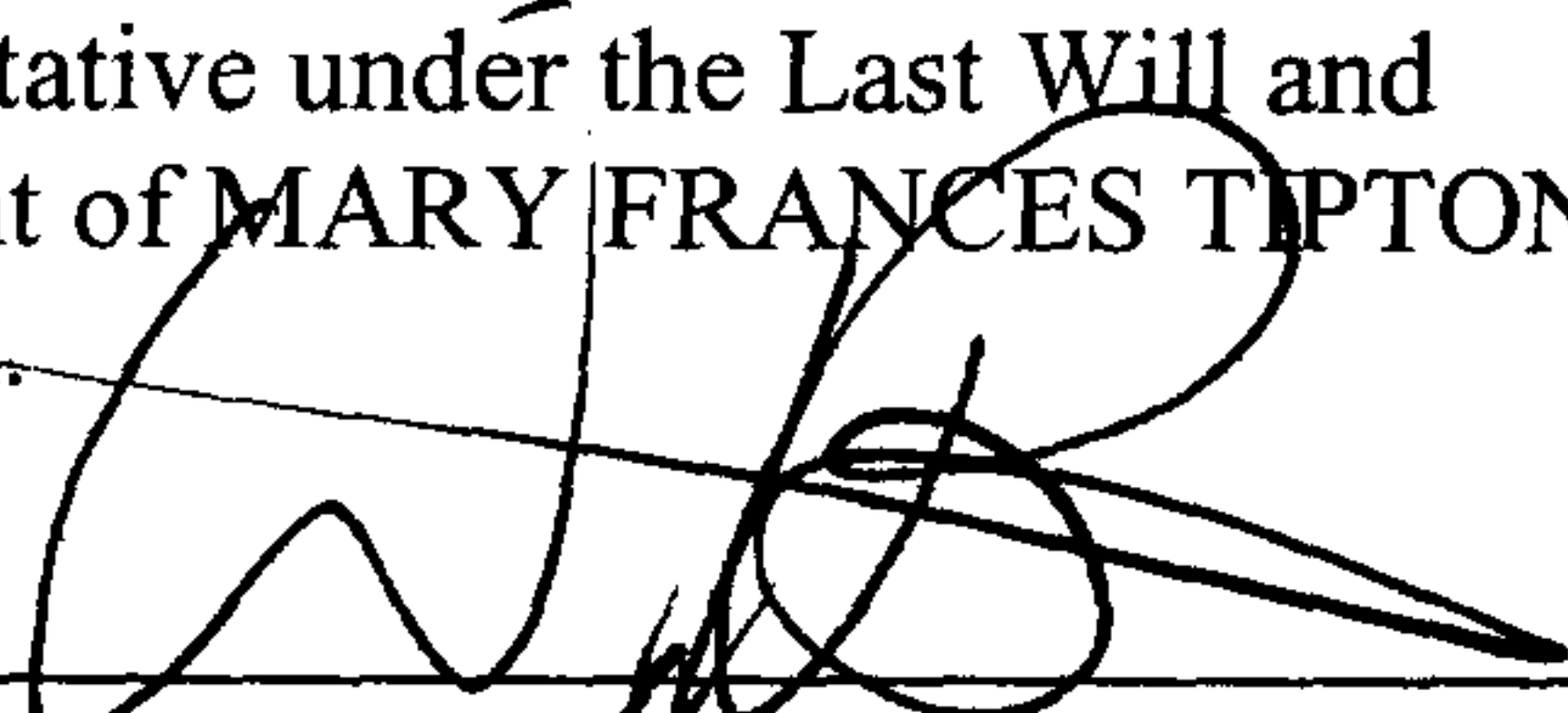
Grantors execute this conveyance solely in their representative capacity as Executors/Personal Representatives under the Last Will and Testament of Mary Frances Tipton, Deceased, and expressly limit their liability hereunder to the property now or hereafter held by them in such capacity.

Return to: M.A. Speer

IN WITNESS WHEREOF the said Grantors have hereunto set their hands and seals on this the day and date first hereinabove written.



(SEAL)
J. PARKE KEITH, as Executor/Personal Representative under the Last Will and Testament of MARY FRANCES TIPTON, Deceased.




WILLIAM B. STAPP, as Executor/Personal Representative under the Last Will and Testament of MARY FRANCES TIPTON, Deceased.

STATE OF ALABAMA)(I, the undersigned authority a Notary Public in
COUNTY OF DALLAS)(and for said County and State, do hereby certify that J.
PARKE KEITH, as Executor/Personal Representative under the Last Will and Testament of
MARY FRANCES TIPTON, Deceased, 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
said conveyance, he as such Executor/Personal Representative and with full authority, executed
the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL this 24th day of June, 2004.

(SEAL)




NOTARY PUBLIC, STATE AT LARGE,
Alabama
My commission expires: 12-10-06

STATE OF ALABAMA)(I, the undersigned authority a Notary Public in
COUNTY OF DALLAS)(and for said County and State, do hereby certify that
WILLIAM B. STAPP, as Executor/Personal Representative under the Last Will and Testament
of MARY FRANCES TIPTON, Deceased, 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 said conveyance, he as such Executor/Personal Representative and with full
authority, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL this 24th day of June, 2004.

(SEAL)



NOTARY PUBLIC, STATE AT LARGE,
Alabama
My commission expires: 12-10-06

GRANTEE'S ADDRESS:

THIS INSTRUMENT PREPARED BY

CARTLEDGE W. BLACKWELL, JR.
Attorney at Law
P.O. Box 592
Selma, Alabama 36702-0592

[The preparation of this document does not constitute an examination of title as to the property described herein. The above attorney has made no such title examination unless reflected by separate documents signed by such attorney.]