

✓ This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076


Send Tax Notice to: Porter Vardaman and

(Name) Carol Vardaman

(Address) 563 Shades Crest Rd.
Hoover, AL 35226

Corporation Form Warranty Deed

STATE OF ALABAMA)
SHELBY COUNTY)


20041214000681980 Pg 1/1 151.00
Shelby Cnty Judge of Probate, AL
12/14/2004 08:46:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED THIRTY-NINE THOUSAND, NINE HUNDRED DOLLARS AND 00/100 (\$139,900.00)** to the undersigned grantor, **MONTEVALLO PRESBYTERIAN CHURCH, 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 **PORTER VARDAMAN and wife, CAROL VARDAMAN** (herein referred to as GRANTEES), the following described real estate situated in **SHELBY County, Alabama**, to-wit:

The following described real property, situated, lying and being in the Town of Montevallo, County of Shelby, State of Alabama, to-wit:

The Southwest 70 feet of Lot 4, in Block K, further described as the 70 feet fronting on Nabors Street and running back uniformly 150 feet, the entire depth of said Lot 4, in Block K, noted in Map Book 3, Page 27, in the Probate Office of Shelby County, Alabama, as E. S. Lyman's Addition, in the Town of Montevallo, Shelby County, Alabama.

SUBJECT TO:

- **Taxes, assessments or dues from the local district for the year 2005, and subsequent years, a lien not yet due and payable.**
- **Restrictions, public utility easements, and setback lines as shown on recorded map of said subdivision.**
- **Oil, gas and minerals and all other subsurface interests in, to or under the land herein described.**

TO HAVE AND TO HOLD to the said GRANTEE, his successors and assigns forever. And said GRANTOR does for itself, it successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by **Eleanor Brown and Marcia Sears**, its Trustees who are authorized to execute this conveyance, have hereto set their signatures and seal, this the 3rd day of **December, 2004**.

**MONTEVALLO PRESBYTERIAN CHURCH,
A CORPORATION**

Eleanor Brown

By: **Eleanor Brown**

Its: **Trustee**

**MONTEVALLO PRESBYTERIAN CHURCH,
A CORPORATION,**

Marcia Sears trustee

By: **Marcia Sears**

Its: **Trustee**

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Eleanor Brown and Marcia Sears** whose names as **Trustees of Montevallo Presbyterian Church, A Corporation**, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers 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 3rd day of **December, 2004**.

[Signature]
Notary Public

My Commission Expires: 8/13/05