

Form A360 Warranty Deed

WARRANTY DEED

\$ 5,000

THIS WARRANTY DEED executed this 3rd day of March, 2004 by the first party, Raymond Perry Yancey whose Post Office address is 5013 Eagle Valley Trail, Birmingham, Alabama 35242 to the second party, YANCEY & SONS, L. L. C. whose Post Office Address is 469 County Road 39, Clanton, Alabama 35046-6415.

WITNESSETH, that the said first party, for good consideration and for the sum of one hundred (\$100.00) dollars paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and transfer unto the said second party forever with warranty covenants, all the right, title, interest and claim which the said first party has in and to the following described parcel of land and improvements and appurtenances thereto in the County of Shelby, State of Alabama, to wit:

One sixth (1/6) interest in and to the following: A part of Lot 3, Block 1 in the West Manor Addition to the town of Montevallo according to the map recorded in Map Book 3, page 60 in the Office of the Probate Judge of Shelby County, Alabama, said parcel being described more particularly as follows: Begin at a point 0 feet SW of the East most corner of said Lot 3, which point is on the west right of way line of the Montevallo and Calera Street and is 459 1/2 feet SW of the point where said street crosses the Southern Railroad right of way and from said beginning point, run, in a southwesterly direction along the west line of said street 50 feet to the east most corner of Lot 4 in said Block one; thence in a northwesterly direction and parallel with the southwesterly line of said Lot 3, to the point of beginning.

Also Lot 4 in Block 1 West Manor Addition to the town of Montevallo, according to the survey and map recorded in Map Book 3, page 60 in the Office of the Probate Judge of Shelby County, Alabama; said lot being more particularly described as follows: Begin at a point on the west line of the Montevallo and Calera Street 509 1/2 feet south of the place where said street crosses the south right of way line of the Southern Railway, said point of beginning run perpendicular to said street and along the southwesterly line of said Lot 3, a distance of 337 feet to the right of way of Southern Railway; thence along same in a southwesterly direction 116 feet; thence in a southeasterly direction and parallel with the northerly line of said Lot 4 a distance of 409 feet to the westerly line of said Montevallo and Calera Street; thence along same in a northeasterly direction 100 feet to the point of beginning;

Also Lots 5, 6, 7, 8, and 9 in Block 1 and also West drive and 2 alleys in West Manor Addition to the town of Montevallo according to survey and map recorded in Map Book 3, page 60 in the Office of the Probate Judge of Shelby County Alabama, said property being described as follows: Begin at a point on the west line of Montevallo and Calera Street 609 1/2 feet southwesterly on the place where said street crosses the south right of way line of the Southern Railway, said point of beginning being the south most corner of Lot 4 in Block 1 of said subdivision; from said point of beginning run perpendicular to said street and along the southwesterly line of said Lot 4 for 409 feet, more or less, to the right of way of the Southern Railway; thence along same in a southwesterly direction 299.5 feet to the north most corner of Lot 6 in Block 2 of said subdivision; thence in a southeasterly direction and along the northerly lines of Lots 1, 3, 4, 5 and 6 in said Block 2 for 569.7 feet, more or less, to the west line of said Montevallo and Calera Street; thence along same in a northeasterly direction 255 feet to the point of beginning;

All being situated in the SE 1/4, of the NE 1/4 and in the NE 1/4 of the SE 1/4, Section 4, Township 24, Range 12 East.

AND the first party hereby covenants with said second party that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the adverse claims of all persons whomsoever; and that said land is free of all encumbrances.

Shelby County, AL 10/05/2005
State of Alabama

Deed Tax: \$5.00



20051005000519480 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
10/05/2005 01:20:52PM FILED/CERT

Page 2

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

(Witness)

(Witness)

State of ALABAMA

County of SHELBY

Then personally appeared to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that executed the same.

Notary Public

My Commission expires:

This instrument prepared by:

Glen H Yancey
469 County Road 39
Clanton, AL 35046-6415