20051013000534850 1/2 $54.00
Shelby Cnty Judge of Probate,AL
10/13/2005 02:52:37PM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Nathan S. Stamps
715 North Boundary Street
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Forty Thousand and 00/100 Dollars ($40,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lovelady Properties, L.L.C., an Alabama Limited Liability Company,** hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Nathan S. Stamps, a married person,** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

See attached Exhibit "A"

Subject to all items of record.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 7th day of October, 2005.

GRANTOR

_____(L.S.)
Lovelady Properties, L.L.C.
By: Grady Scott Lovelady
Its: Member

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public in and for said County, in said State, hereby certify that Grady Scott Lovelady, whose name as Member and Authorized Agent for Lovelady Properties, L.L.C., an Alabama Limited Liability Company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7th day of October, 2005.

_____
NOTARY PUBLIC
My Commission Expires: 5/13/2008

ALTA Commitment (1982)

First American Title Insurance Company

SCHEDULE A – LEGAL DESCRIPTION

Agent's File No.: 152993

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PARCEL I

A portion of Lot 1, according to the Survey of Wilson's Subdivision as recorded in Map Book 3, page 62, in the Probate Office of Shelby County, Alabama; being more particularly described as follows:

Beginning at the center corner of Section 3, Township 24 North, Range 12 East as a point of reference; thence North with the land line North 1 deg. 35 min. West 838.6 feet to a point 30 feet South of the centerline of Highway 25; thence North 85 deg. 50 min. West, 322 feet along and parallel to said highway to the point of beginning, being the NE corner of Lot #1 according to a survey of Wilson Subdivision #1 in the Corporate Limits of Montevallo, as shown by a map of said subdivision drawn by R S Villadsen for R C Wilson of 21 September 1940 and on file since December 1st 1943, in the Probate Office of Shelby County, Alabama at Map Book 3, page 62; from said beginning point run South 4 deg. 11 min. East, 120 feet to the SE corner of said lot; thence South 85 deg. 49 min. West, 95 feet; thence North 4 deg. 11 min. West, more or less, 146 feet, to the South right of way line of Highway 25; thence Easterly along said right of way line 97 feet to the point of beginning. Less and except any portion lying within deed recorded as Real 361 page 301 in the Probate Office of Shelby County, Alabama.

PARCEL II

A portion of lot 3, according to the survey of Wilson's Subdivision as recorded in Map Book 3 page 62, in the Probate Office of Shelby County, Alabama; being more particularly described as follows:

Begin at the NE corner of Lot No. 3 according to Survey of Wilson's Subdivision No. 1 in Corporate Limits of Montevallo, as shown by map or plat of said subdivision in Map Book 3, at page 62, Office of Judge of Probate of Shelby County, Alabama, and run thence South 85 deg. 49 min. West along the North line of said Lot No. 3 a distance of 95 feet to a point, said point being the SW corner of the Alvin McGaughy lot as described in Deed Book 137, at page 149 in said Probate Office; thence run South 4 deg. 11 min. East parallel with the East line of said Lot No. 3 a distance of 27 feet; thence run North 85 deg. 49 min. East parallel with the North line of said Lot No. 3 a distance of 95 feet to a point on the East line of said Lot No. 3; thence run North 4 deg. 11 min. West along the East line of said lot No. 3 a distance of 27 feet to the point of beginning, subject to easements and rights of way of record.

Shelby County, AL 10/13/2005
State of Alabama

Deed Tax:$40.00