

This instrument was prepared by: Wallace, Ellis, Fowler & Head P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
City of Montevallo
545 Main Street
Montevallo, AL 35115

WARRANTY DEED
STATE OF ALABAMA)
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED THOUSAND AND NO/00 DOLLARS (\$200,000.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Scott Studdard, a married man, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto, City of Montevallo, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

It is intended to convey all real property or any interest therein which is owned by Grantor (whether one or more), which is contiguous to the property described in Exhibit "A" attached hereto.

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS RESPECTIVE SPOUSE.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of October, 2006.

Scott Studdard
Scott Studdard

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Scott Studdard, 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of October, 2006.

Notary Public

My Commission Expires: 10-6-08

LEGAL DESCRIPTION

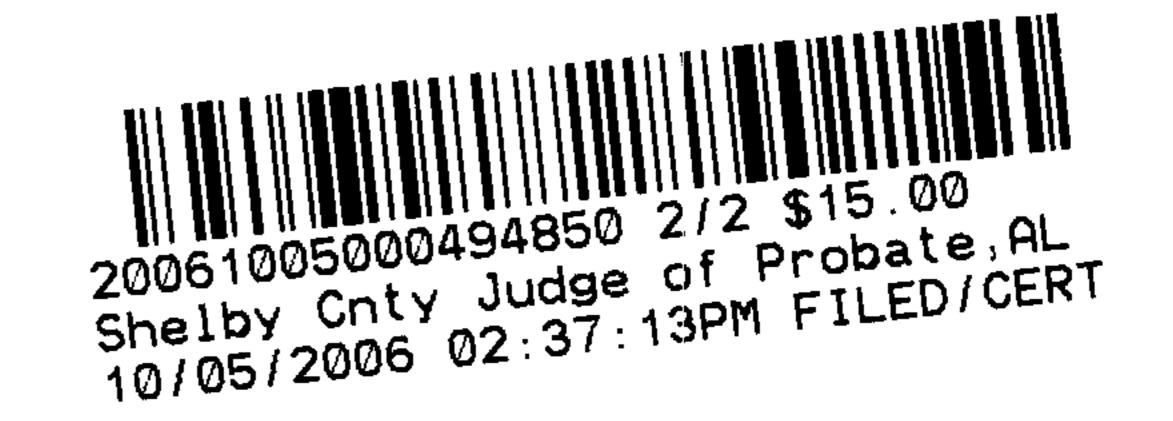


EXHIBIT A

PARCEL 1:

A parcel of land situated in Section 21, Township 22 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama and being a part of Lots 18 & 19 of Electra S. Storr and Lizzie B. Troy's Subdivision as recorded in Map Book 3 at Page 3 and being more particularly described as follows:

Begin at the South corner of Lot 20 of said Electra S. Storr and Lizzie B. Troy's Subdivision as recorded in Map Book 3 at Page 3; thence South 51 degrees 28 minutes 58 seconds West 148.91 feet to a point; thence North 48 degrees 04 minutes 04 seconds West 176.34 feet to a point; thence North 38 degrees 32 minutes West 15.07 feet to a point; thence North 51 degrees 28 minutes East 177.36 feet to a point; thence South 38 degrees 45 minutes 48 seconds East 189.02 feet to the point of beginning.

PARCEL 2:

Lot 20, Electra S. Storr and Lizzie B. Troy's Subdivision as recorded in Map Book 3 at Page 3, in the office of Probate Judge, Shelby County, Alabama.