

This instrument was prepared without  
benefit of title evidence or survey by:  
William R. Justice  
P.O. Box 587, Columbiana, AL 35051

Grantee's Address:

P.O. Box 652  
Montevallo, AL 35115

20070220000078030 1/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
02/20/2007 02:51:25PM FILED/CERT

## WARRANTY DEED

Shelby County, AL 02/20/2007  
State of Alabama

Deed Tax: \$10.00

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand and no/100 Dollars (\$20,000.00) to the undersigned Grantor, the City of Montevallo, Alabama, a municipal 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 Earl Cunningham (herein referred to as GRANTEE, whether one or more) in fee simple the following described real estate, situated in Shelby County, Alabama:

A certain lot or parcel of land located in the Town of Montevallo, in the Northwest Quarter of Fractional Section Three (3) Township Twenty-Four (24) North, Range Twelve (12) East, and particularly described by the following metes and bounds, to wit: Beginning at Southwest corner of the intersection of Dauphin & Commerce Streets; thence westerly along the South side of Commerce Street and perpendicular to Dauphin Street a distance of 200 feet to the point of beginning; thence southerly and parallel with west side of Dauphin Street 128 feet; thence westerly and parallel with Commerce Street 100 feet; thence northerly and perpendicular to Commerce Street 128 feet to the south side of Commerce Street; thence easterly on south side of Commerce Street 100 feet to the point of beginning.

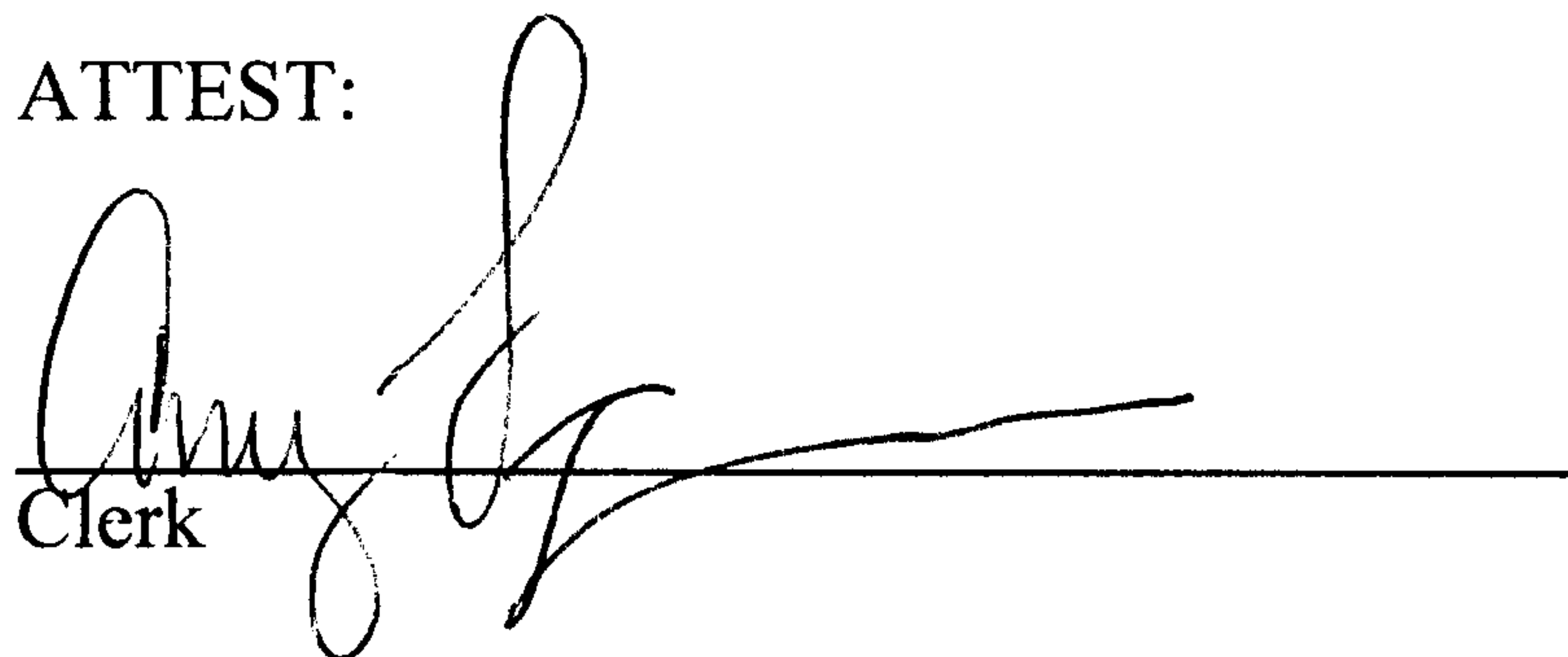
\$10,000.00 of the purchase price was paid by note and mortgage executed simultaneously herewith.

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

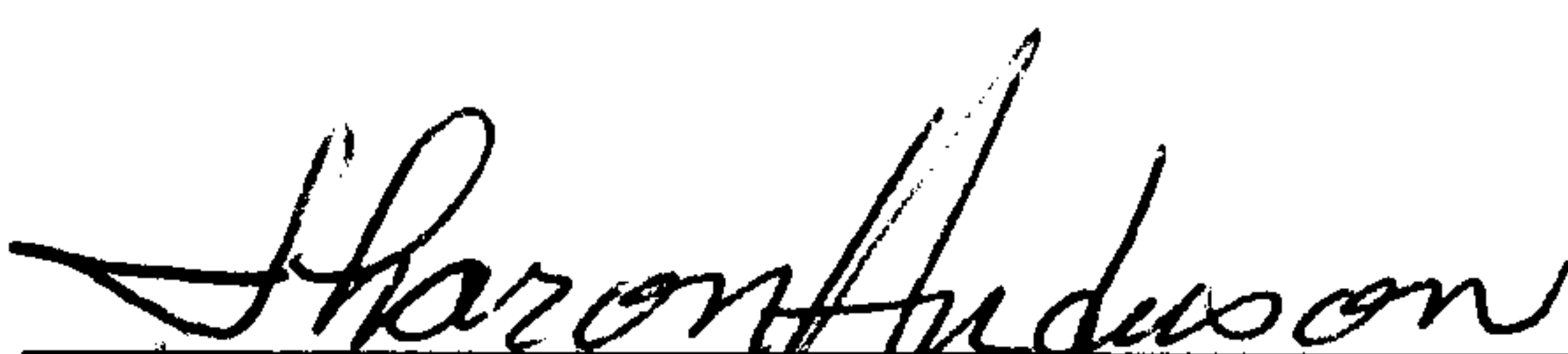
And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and GRANTEE'S heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Mayor, Sharon Anderson, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20<sup>th</sup> day of February, 2007.

ATTEST:

  
Clerk

City of Montevallo, Alabama

by   
Sharon Anderson, as its Mayor

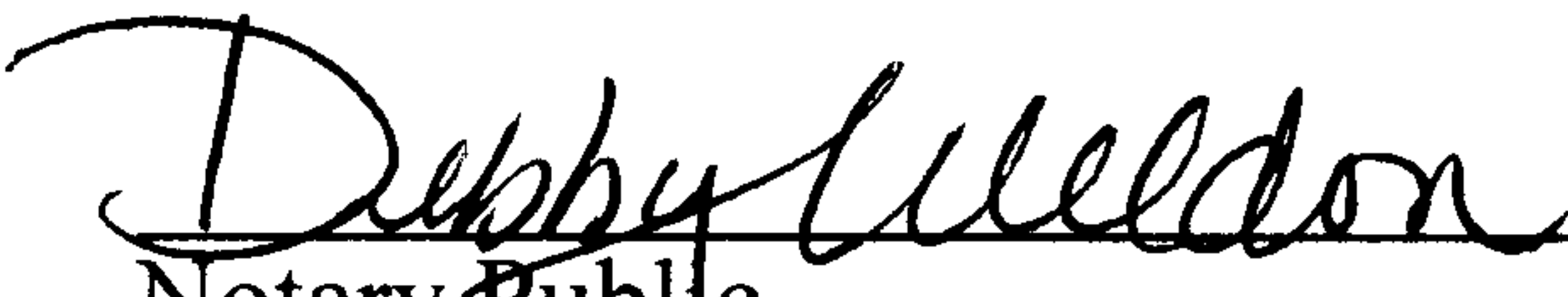
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STATE OF ALABAMA  
COUNTY OF SHELBY

Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sharon Anderson, whose name as Mayor of the City of Montevallo, Alabama, a municipal corporation, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said municipal corporation.

Given under my hand and official seal, this the 20<sup>th</sup> day of February, 2007.

  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 6, 2007  
BONDED THRU NOTARY PUBLIC UNDERWRITERS