

15005-
Shelby

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:

Charles E. Finley
735 Morgan Street
Montevallo, AL 35115

Source of Title: WILL
PR 2010, Pg 000080

Value: \$84,200.00

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten (\$10.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, Charles E. Finley, a single man, individually and as Executor of the Estate of Margaret Lovelady, deceased, Shelby County Probate Case No. PR-2010-000080 (herein referred to as grantors) do grant, bargain, sell and convey unto Charles E. Finley (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

See Exhibit A attached hereto for legal description

20100927000316230 1/2 \$99.50
Shelby Cnty Judge of Probate, AL
09/27/2010 10:01:03 AM FILED/CERT

Deed Tax : \$84.50

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 9/13/, 2010.
WITNESS:

_____(SEAL)

Charles E. Finley (SEAL)
Charles E. Finley, a single man,
individually and as Executor of the
Estate of Margaret Lovelady,
deceased, Shelby County Probate
Case No. PR-2010-000080

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles E. Finley, a single man, individually and as Executor of the Estate of Margaret Lovelady, deceased, Shelby County Probate Case No. PR-2010-000080, whose name(s) 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as his personal act and that of the estate.

Given under my hand and official seal on 9/13/, 2010.

My commission expires: 2-1-14

NOTARY PUBLIC



Exhibit A

The Southwesterly half of Lots 7 and 8, Block 53 according to H.C. Reynolds Addition to Montevallo, Alabama, fronting Morgan Street 75 feet and extending back of uniform width 150 feet, being more particularly described as follows: Begin at the southernmost corner of Lot 7 in Block 53 and run thence northeasterly along the northwesterly boundary of Morgan Street 75 feet to a point, which said point constitutes the center of said Lot 7; thence northwesterly and parallel with the southwesterly boundary of Lot Nos. 7 and 8 in said Block 53, 150 feet to a point being the southernmost corner of Lot No. 4 in said Block 53; thence southwesterly along the northwesterly boundary of said Lot No. 8, a distance of 75 feet to a point being the point constituting the southernmost corner of Lot 3 in said Block 53; thence southeasterly along the southwesterly boundary of Lots 8 and 7 in said Block 53 a distance of 150 feet to the point of beginning. Lying and being situated in Shelby County, Alabama.



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