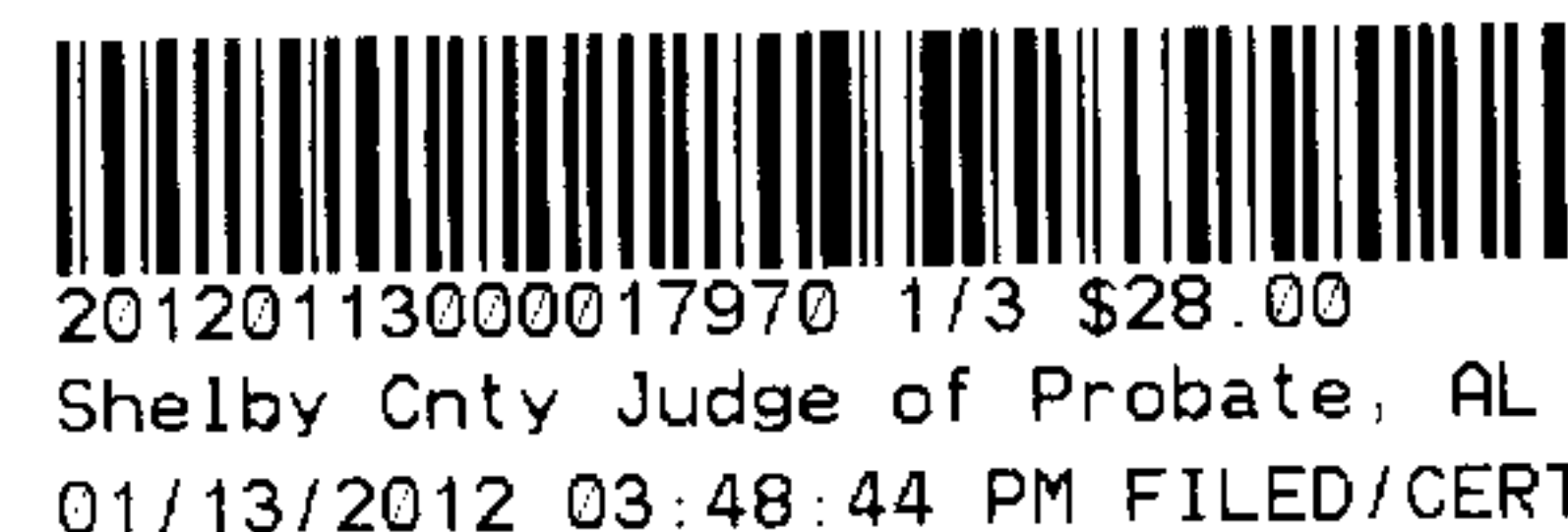


10,000

WARRANTY DEED



This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

David M McGaughy
1135 Moody Street
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of the instructions in the will of Joanna S McGaughy and to settle her estate, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, the estate of Joanna S McGaughy, by and through David M McGaughy, her duly appointed Personal Representative in Shelby County Alabama case PR 2010 000636, do grant, bargain, sell, and convey unto DAVID M MCGAUGHY, an unmarried man, of 1135 Moody Street, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

A house and lot at 1135 Moody Street, Montevallo, AL 35115 otherwise described as: The N 50 feet of Lot 6 and the SE 50 feet of Lot 1, Block L according to the survey of Lyman's Addition to Montevallo, drawn 11 November 1899 and recorded 29 November 1917 in the Probate Office of Shelby County Alabama, more particularly described as: Begin at the SE corner of said Lot 1 and run thence along the Sw boundary of Moody St NW 50 feet; thence run SW at right angles to said Moody St 100 feet; thence run e parallel to said Moody St 100 feet to the SW boundary of said Moody St; thence run NW along the said SW boundary of Moody St 50 feet to the point of beginning.

Parcel II

A building and lot at the corner of Middle and Valley Streets in Montevallo, AL

35115, otherwise known as 745 Middle Street, Montevallo, AL 35115 described as:

A) Part of Lot 21 in Montevallo according to the original plan of said town, described as follows: Commencing at a point on the SW boundary of Middle St where said SW boundary intersects the SE boundary of Valley St; thence run SE along the said SW boundary of Middle St 50 feet to the point of beginning: Thence run SW and perpendicular to Middle St 75 feet; thence run SE and parallel to Middle St 25 feet; thence run NE and perpendicular to Middle St 25 feet to the SW boundary of said Middle St; thence run N along the said SW boundary 25 feet to the point of beginning.

B) A part of Lot 21 in Montevallo according to the original plan of said town, described as follows: Beginning at the N corner of said lot 21, said point being the southernmost point of the intersection of Middle and Valley Streets, according to the Original Plan of Montevallo; thence run SW along the SE margin of Valley St 75 feet to its intersection with the line between lots 20 and 21; thence run SE and parallel with Middle St 50 feet; thence run NE and parallel with Valley St 75 feet to the W margin of Middle St; thence run NW along said margin of Middle St to the point of beginning.

Source of title: a warranty deed to Joanna S McGaughy executed 26 August 1986 and recorded 27 August 1986 at book 88, pages 13 and 14 in the Probate Office of Shelby County Alabama.

It is the intent of this instrument to convey all the real estate owned by Joanna S McGaughy at her death, whether or not described above.



20120113000017970 2/3 \$28.00
Shelby Cnty Judge of Probate, AL
01/13/2012 03:48:44 PM FILED/CERT

The estate of Joanna S McGaughy, does for itself and for its assigns and successors covenant with the said grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, the estate of Joanna S McGaughy, by and through its personal representative has set its hand and seal, this 01 January 2012.

Witness:

Steve Sears

David M McGaughy (Seal)
The estate of Joanna S McGaughy
by David M McGaughy,
Personal Representative

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that the estate of Joanna S McGaughy, by and through David M McGaughy, personal representative, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, it executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 01 January 2012.

Steve Sears

My commission expires 07 March 2014

Notary public


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Shelby Cnty Judge of Probate, AL
01/13/2012 03:48:44 PM FILED/CERT

Shelby County, AL 01/13/2012
State of Alabama
Deed Tax: \$10.00