

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3446

Station 6001
Montevallo AL 35115

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **James S. Dawson and Susan J. Dawson, a married couple** whose mailing address is: 260 NASHUA ST, Montevallo AL 35115 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **The University of Montevallo** whose mailing address Station 6001, Montevallo, AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **747 Main Street, Montevallo, AL 35115**

The following described real estate situated in Shelby County, Alabama, to-wit:
All of Lot No. 25 in the Town of Montevallo, according to the original plan of said town as recorded in the office of the Probate Judge of Shelby County, Alabama, particularly described as the follows to-wit:

Beginning at the Easternmost corner of said Lot 25, running thence Northwesterly along the Southwest margin of Vine Street a distance of 200 feet; thence perpendicular to said Vine Street, a distance of 77 feet, more or less to the "Kroell Lot"; thence Southeasterly along the line of said "Kroell Lot", and parallel with Vine Street 200 feet to the margin of Broad Street, and thence Northeasterly along the margin of Broad Street, to the point of beginning, a distance of 77 feet, more or less.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their 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 stated 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, their 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 the 7 day of FEBRUARY, 2023

James S. Dawson
James S. Dawson

Susan J. Dawson
Susan J. Dawson

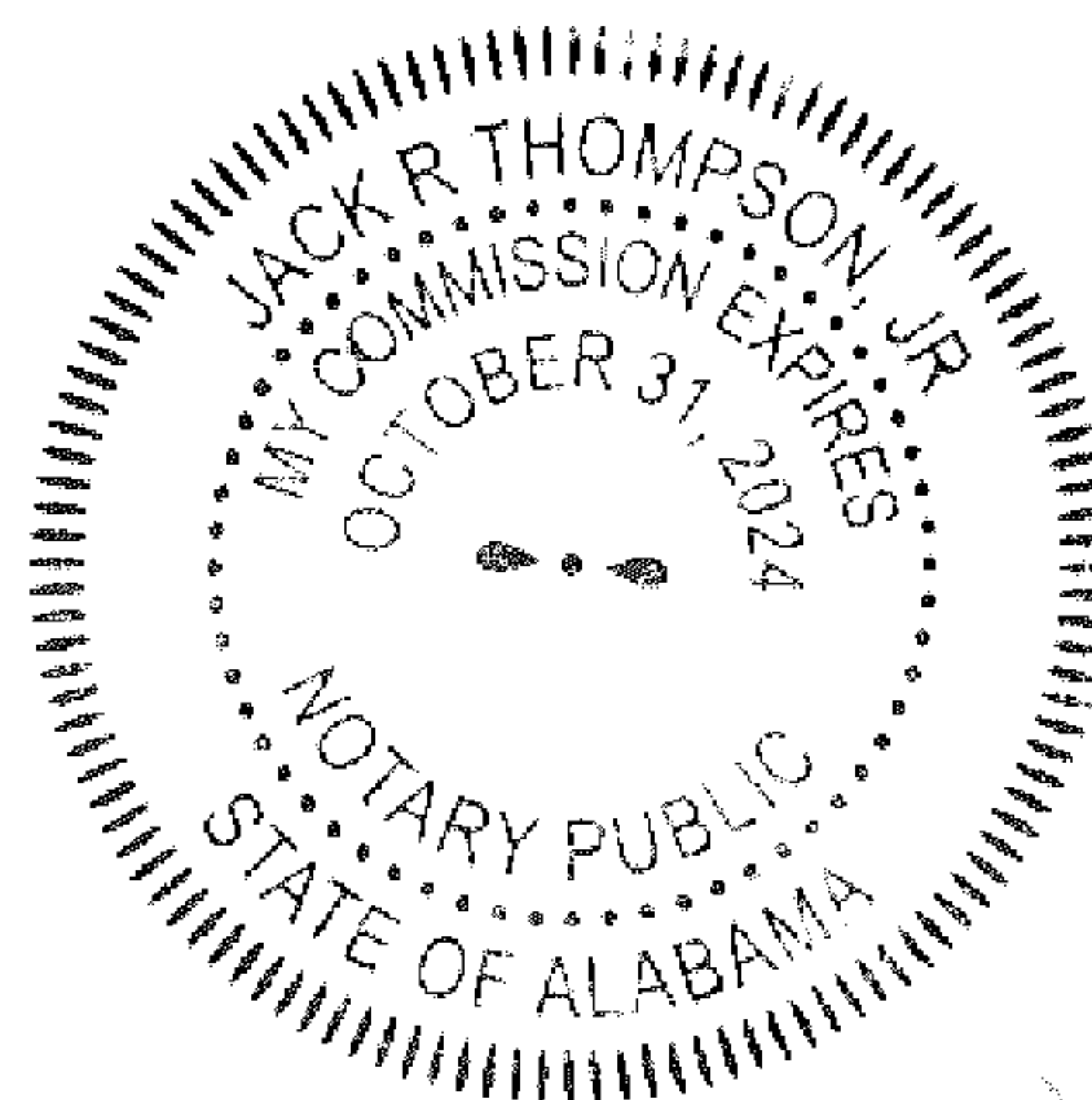
STATE OF Alabama Shelby County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **James S. Dawson and Susan J. Dawson** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 7th day of Feb, 2023

My Commission Expires: 10/31/2024

Jack R. Thompson Jr.
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/08/2023 08:21:06 AM
\$26.00 BRITTANI
20230208000031990

Allie S. Bayl