

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of other valuable considerations and One and No/100 (\$1.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Graham Webster and wife, Ruby T. Webster

(herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph Thomas Lovoy and wife, Priscilla Wenzel Lovoy

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

A part of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 1, Township 21 South, Range 5 West, Shelby County, Alabama, more particularly described as follows:

Begin at the NW corner of said SW $\frac{1}{4}$  of NW $\frac{1}{4}$  and run in an Easterly direction along the North boundary line of said quarter-quarter section a distance of 330 feet; thence turn right an angle of 90 deg. 00 min. in a southerly direction a distance of 100 feet; thence turn right an angle of 90 deg. 00 min. a distance of 330 feet, more or less, to a point on the West boundary line of said SW $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence run in a Northerly direction along the West boundary line of said SW $\frac{1}{4}$  of NW $\frac{1}{4}$  a distance of 100 feet to the point of beginning, according to survey of James W. Elliott, Registered Land Surveyor, dated March 18, 1978, minerals and mining rights excepted.

Subject to easements and rights of way of record and subject to Restrictive Covenants For Real Estate recorded in Miscellaneous Book 24 at pages 98-100, Office of Judge of Probate of Shelby County, Alabama.

19780425000048970 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
04/25/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 6th day of April, 1978

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1978 APR 25 PM 1:43

Thomas A. Snodgrass, Jr.  
JUDGE OF PROBATE (Seal)

Graham Webster (Seal)

Ruby Webster (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Graham Webster and wife, Ruby T. Webster whose name S are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April, A. D., 1978

Notary Public.

2529 Skyland Dr.  
Bham. Ala. 35243