

This instrument prepared by
(Name) Anthony L. Cicio, Attorney at Law 296

(Address) 2153-14th Avenue, South, Birmingham, AL 35205

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19810309000026740 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
03/09/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-eight Thousand Five Hundred and no/100 Dollars (\$78,500)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Joseph V. Lovoy and wife, Fannie Lovoy

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Associated Equipment Rental Company, a Alabama Partnership

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

BOOK 331 PAGE 587

A parcel of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 31, Township 19 South, Range 2 West, being more particularly described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 31, Twp. 19, South, R-2-W, and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 364.38 feet to a point on the centerline of Cahaba Valley Creek; thence 87 deg. 46' to the right in a Northeasterly direction along the centerline of said creek a distance of 66.17 feet to a point; thence 34 deg. 33' to the left in a Northeasterly direction continuing along the centerline of said creek a distance of 237.79 feet to a point; thence 11 deg. 36' to the right in a Northeasterly direction along said creek centerline a distance of 49.41 feet to a point; thence 86 deg. 06' to the left in a Northwesterly direction a distance of 410.32 to a point on the Southerly right-of-way line of Cahaba Valley Road; thence 98 deg. 05' to the left in a Southwesterly direction along the Southerly right-of-way line of Cahaba Valley Road a distance of 175.00 feet to a point on the West line of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section; thence 60 deg. 38' to the left in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 462.44 feet to the point of beginning.

SUBJECT TO:

1. Current Taxes.
2. Easements and Restrictions of record.
3. Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 502; Deed Book 101, Page 504; Deed Book 121, page 258, and Deed Book 145, Page 377, in the Probate Office of Shelby County, Alabama.

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

And ~~X~~ (we) do for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~from~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~K~~ (we) will and ~~XX~~ (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 hands(s) and seal(s), this 6 day of March, 1981

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

1981 MAR 9 AM 8:42

Deed TAX 78.50
Rec 1.80
Ind 1.00
(Seal)

Joseph V. Lovoy (Seal)
Joseph V. Lovoy

Fannie Lovoy (Seal)
Fannie Lovoy

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph V. Lovoy and wife, Fannie Lovoy 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 6 day of March, A. D., 1981

Notary Public