

[SPACE ABOVE RESERVED FOR RECORDING INFORMATION]

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN (\$10.00) DOLLARS, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, EDDIE B. VINSON and wife, MARIE N. VINSON, herein referred to as "Grantors, do hereby,

GRANT, BARGAIN, SELL and CONVEY unto DAVID A. LOVVORN and LACY C. LOVVORN, herein referred to as Grantees, as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Parcel 1: Lot 18 in Block 5, according to Arden Subdivision of Town of Montevallo, Alabama, as recorded in Map Book 3, Page 64 in the Probate Office of Shelby County, Alabama.

Parcel 2: One half of Lot 19, adjoining Lot 18, in Block 5, according to Arden Subdivision of Town of Montevallo, Alabama as recorded in Map Book 3, Page 64 in the Probate Office of Shelby County, Alabama.

Description furnished by Grantors herein.

Deed reference: Book 1999, page 16074.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, or in anywise appertaining.

Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property.

TO HAVE AND TO HOLD to the said Grantees as Joint Tenants with Right of Survivorship.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we have a good right to sell and convey the same as aforesaid; and we will and 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 and seals this 11th day of OCTOBER, 1999.

Eddie B. Vinson (Seal)
EDDIE B. VINSON

Marie N. Vinson (Seal)
MARIE N. VINSON
Inst # 1999-48249

11/30/1999-48249
08:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJI 12.00

Document Prepared By
SHANNON MITCHELL
Attorney at Law

Shannon Mitchell, Esq.
Catherine M. Smith, Esq.

P.O. Office Box 751
Dozz, AL 35957
205-993-7110

STATE OF ALABAMA)
)
COUNTY OF MARSHALL)

ACKNOWLEDGMENT

I, the undersigned, Notary Public of the State of Alabama at Large do hereby certify that EDDIE B. VINSON and wife, MARIE N. VINSON, whose names 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of OCTOBER, 1999.



Catharine Marie Smith

NOTARY PUBLIC

My Commission Expires: _____

MY COMMISSION EXPIRES
02-10-2001

Send Tax Notices To:

David A. Lovorn and
Lacy C. Lovorn
428 Crestview Drive
Montevallo, AL 35115

The draftsman makes no warranty that the description referenced by this document is correct or that the grantor is the owner of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county, or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

[99-70211] (MV 19 E1) (ab)

Inst # 1999-48249

11/30/1999-48249
08:03 AM CERTIFIED
-WELBY COUNTY JUDGE OF PROBATE
082 C31 12.08