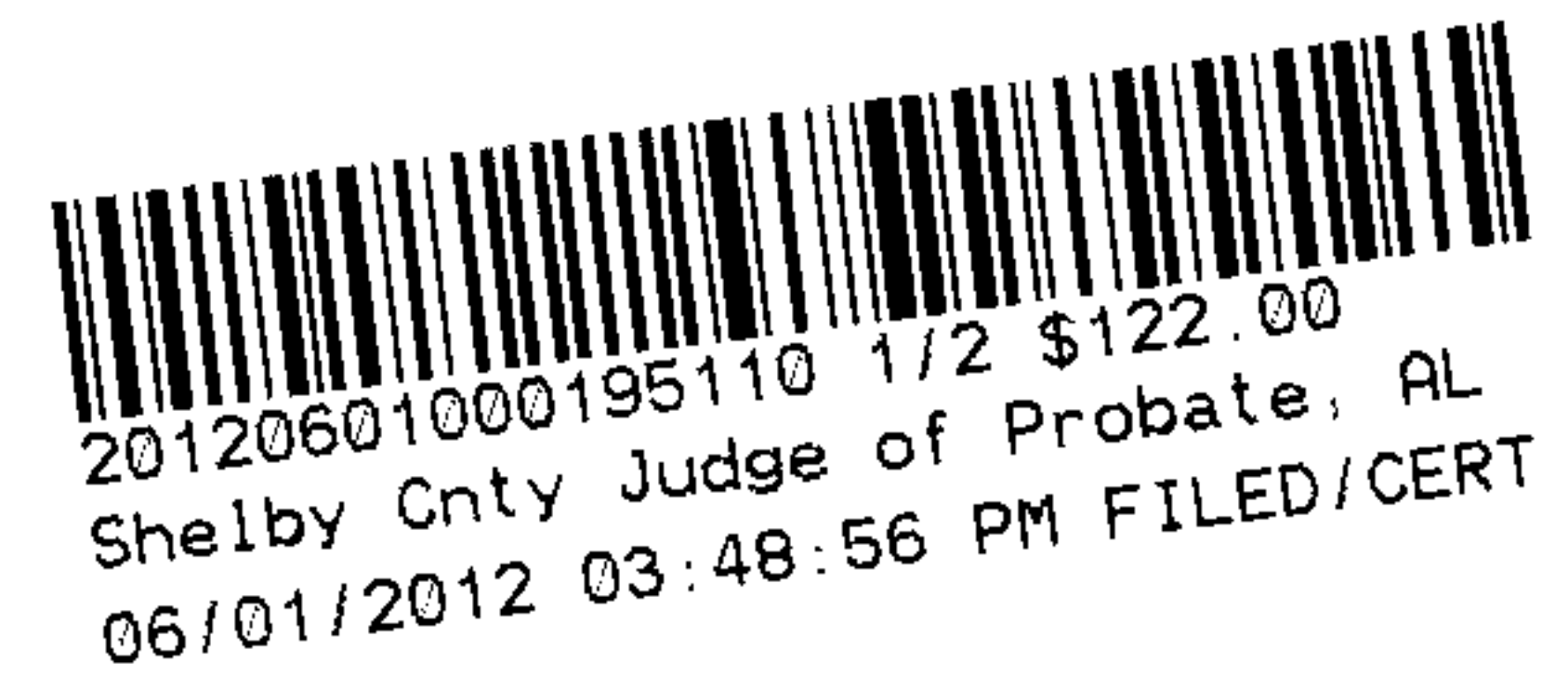


This instrument prepared by:  
William A. Short, Jr.  
Attorney At Law  
300 North 18th Street  
Bessemer, Alabama 35020

Send Tax Notice To:  
Nan A. Lovelady  
165 Sequoia Street  
Montevallo, AL 35115

**WARRANTY DEED**

STATE OF ALABAMA  
JEFFERSON COUNTY



KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Six Thousand Seven Hundred Sixty-Five and No/100 Dollars (\$106,765.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Joseph M. Lovelady, a married man** (herein referred to as Grantor), grant, bargain, sell and convey unto **Nan A. Lovelady, a married woman** (herein referred to as Grantee), the following described real estate, situated in Jefferson County, Alabama, to-wit:

**PARCEL 1**

Lot No. 29, Block No. 6 all according to Arden Subdivision to the Town of Montevallo, Alabama, and subject to the restrictions and covenants heretofore made by the Montevallo Development Company in the use of said lands heretofore made and which is shown of record in Deed Book 139 on page 269 in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Book 264, Page 382.

**PARCEL 2**

Lot No. 30, Block No. 6 all according to Arden Subdivision to the Town of Montevallo, Alabama, and subject to the restrictions and covenants heretofore made by the Montevallo Development Company in the use of said lands heretofore made and which is shown of record in Deed Book 139 on page 269 in the Office of the Judge of Probate of Shelby County, Alabama, all situated in Shelby County, Alabama.

SOURCE OF TITLE: Book 199, Page 303.

This Deed was prepared without title examination. The preparer of this document makes no certification as to the title of said property as no title search was performed at the request of the Grantors and Grantee.

The above described property is not the homestead of the grantor.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30 day of


JANUARY, 2012.


  
\_\_\_\_\_  
JOSEPH M. LOVELADY

STATE OF ALABAMA)  
BALDWIN COUNTY)

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that JOSEPH M. LOVELADY, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of January, 2012.

  
20120601000195110 2/2 \$122.00  
Shelby Cnty Judge of Probate, AL  
06/01/2012 03:48:56 PM FILED/CERT

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 06-17-2013

Shelby County, AL 06/01/2012  
State of Alabama  
Deed Tax: \$107.00