

This instrument was prepared by

(Name) Elaine H. Connell

(Address) 2121 Cahaba Valley Road, Shelby County, 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 } KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY }

That in consideration of EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, BONNIE G. CHEW and wife, MARY M. CHEW (herein referred to as grantors) do grant, bargain, sell and convey unto

JOSEPH V. LOVOY and FANNIE V. 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:

Estate No. 24 "Wildwood Park" according to recorded plat in Map Book 5 on Page 78, in Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to: Utility easement as shown on recorded plat of subdivision. Transmission line permit to Alabama Power Company dated 11th April 1946, and recorded in Deed Book 124, Page 493. A 40-foot building setback line from Wildwood Lane. Title to minerals underlying caption lands with mining rights and privileges pertaining thereto, as reserved in Deed recorded in Deed Book 42, Page 246, in Probate Office. Restrictive covenants dated 24th August 1971, and recorded in Deed Book 269 on Page 534, in Probate Office.

Barcode with text: 19710910000037830 1/1 \$.00 Shelby Cnty Judge of Probate, AL 09/10/1971 12:00:00 AM FILED/CERT

REC. EX. & FILED AS INSTRUMENT WITH STATE DEPT. OF REVENUE SEP 10 1971

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 2nd day of September, 1971.

WITNESS: (Seal) (Seal) (Seal)

Bonnie G. Chew (Seal) (Bonnie G. Chew) Mary M. Chew (Seal) (Mary M. Chew)

STATE OF ALABAMA } Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BONNIE G. CHEW and wife, MARY M. CHEW 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, A. D., 1971. [Signature] Notary Public.

BOOK 269 PAGE 549