

This instrument was prepared by

(Name) Joe A. Scotch, Jr.

(Address) 5353 Highway 280 South, Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



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Shelby Cnty Judge of Probate, AL  
02/26/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY TWO THOUSAND SEVEN HUNDRED SIXTEEN & NO/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JOE VINCENT LOVOY AND WIFE FANNIE V. LOVOY

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Patricia COLLINS GROVER

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

Part of the NE 1/4 of SE 1/4 and the SE 1/4 of NE 1/4 of Section 7, Township 18, South of Range 1 East, and being more particularly described as follows: Begin at the SE corner of the NE 1/4 of SE 1/4 of said Section 7, Township 18, Range 1 East, thence north along the east line of same a distance of 1,601.05 feet to the Northeasterly right of way line of the Dunavant-Valley Road, thence 147°10' to the left in a southwesterly direction a distance of 1,877.32 feet to a point on a curve to the left having a central angle of 120° 30', a radius of 1,450.00 feet, thence along the arc of said curve a distance of 316.35 feet to the south line of the NE 1/4 of SE 1/4 of said Section 7, thence 115°56' to the left of the cord of said curve in an easterly direction along said south line a distance of 993.51 feet to the point of beginning.

THIS CONVEYANCE SUBJECT TO:

- 1) Advalorem taxes due and payable October 1, 1973.
- 2) Easement to Alabama Power Company recorded in Deed Book 131, page 197, Deed Book 93, page 422 and Deed Book 142, page 268, in the Probate Office of Shelby County, Alabama.
- 3) Mineral and mining rights and rights incident thereto recorded in Deed Book 24, page 422, in said Probate Office.

STATE OF ALA. SHELBY CO.  
CLERK OF COURT  
THIS INSTRUMENT WAS FILED  
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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 24th day of February, 1973

(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_  
Joseph Vincent Lovoy (Seal)  
Fannie V. Lovoy (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 Joe Vincent Lovoy and wife Fannie V. Lovoy 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 24th day of February, A.D., 1973  
Joe A. Scotch, Jr.  
Notary Public.