

This instrument was prepared by

(Name) Billie S. Hulsey

(Address) 1715A 3rd Avenue North, Birmingham, Alabama 35203

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

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Syvilla Brothers Hulsey, individually, and Syvilla Brothers Hulsey, as Administratrix of the Estate of Bernice Brothers Valentine, Deceased (herein referred to as grantors) do grant, bargain, sell and convey unto

Leon P. Lovett and Geraldine Lovett

(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:

From the S.W. corner of the N.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$, Sec. 7, T-21-S, R-2-E, run east along the south boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 156.15 ft. to the point of beginning; thence, left 100 deg. 21' a distance of 22.52 ft.; thence, right 104 deg. 15' a distance of 103.96 ft.; thence, right 75 deg. 19' a distance of 15.18 ft.; thence, right 110 deg 47' a distance a distance of 102.51 ft. to the point of beginning, except that part which lies below elevation 397 based on mean sea level datum.

There is also conveyed to grantees, their heirs, successors, and assigns the right to use the present boat launching site of grantors on Lay Lake for the purpose of launching boats for their private use, together with the right to fish from the bank of Lay Lake on property now owned by grantors.

19740627000031690 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/27/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHILLO
I CERTIFY THE
INSTRUMENT WAS
FILED
1974 JUN 27 PM 4:42
U.C.C. FILE NUMBER 1974-06-27-000031690
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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, I have hereunto set my hand(s) and seal(s), this 9th day of May, 1974.

WITNESS:

(Seal)

(Seal)

(Seal)

Syvilla Brothers Hulsey (Seal)
Syvilla Brothers Hulsey
Syvilla Brothers Hulsey, As Adminis- (Seal)
tratrix of the Estate of Bernice (Seal)
Brothers Valentine, Deceased

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Syvilla Brothers Hulsey, individually and Syvilla Brothers Hulsey as Administratrix of the Estate of Bernice Brothers Valentine, Deceased whose name is 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of May, A. D., 1974

Billie S. Hulsey
Notary Public.