

This instrument was prepared by

(Name) Donald L. Newsom, Corretti, Newsom & Rogers, Attorneys

(Address) 529 Frank Nelson Building, B'ham, 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 Fifteen thousand & no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joseph Vincent Lovoy and wife, Fannie V. Lovoy

(herein referred to as grantors) do grant, bargain, sell and convey unto

Larry Gean Brown and wife, Charlotte Brown

(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:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 18 South, Range 1 East, and run in a Northerly direction and along the West line of said Section a distance of 336.13 feet to a point in the center line of Spring Branch; thence deflect $75^{\circ} 59' 00''$ to the right and run in a Northeasterly direction and along the center line of Spring Branch a distance of 257.13 feet to a point; thence deflect $23^{\circ} 10' 00''$ to the left and run in a Northeasterly direction along the center line of Spring Branch a distance of 128.95 feet to the point of beginning of the herein described parcel; thence deflect $56^{\circ} 27' 00''$ to the left and run in a Northerly direction a distance of 1421.31 feet to a point; thence turn an interior angle of $184^{\circ} 46' 10''$ and run to the left in a Northwesterly direction a distance of 105.55 feet to a point on the Southeast right-of-way line of Shelby County Road #41; thence turn an interior angle of $138^{\circ} 31' 00''$ to the tangent of a curve to the right running in a Northeasterly direction, said curve having a central angle of $10^{\circ} 53' 00''$ a radius of 1869.28 feet and an arc of 355.07 feet and continue along said arc a distance of 355.07 feet to a point; thence turn an interior angle from the tangent of last described curve of $49^{\circ} 05' 10''$ and run to the right and in a Southerly direction a distance of 1860.98 feet to a point in the center line of Spring Branch; thence turn an interior angle of $95^{\circ} 15' 40''$ and run to the right and in a Westerly direction a distance of 48.26 feet to a point; thence turn an interior angle of $149^{\circ} 57' 10''$ and run to the right and in a Northwesterly direction a distance of 28.03 feet to a point in the center line of Spring Branch; thence turn an interior angle of $198^{\circ} 06' 30''$ and run to the left and in a Westerly direction a distance of 60.71 feet to a point in the center line of Spring Branch; thence turn an interior angle of $179^{\circ} 59' 40''$ and run to the right in a Westerly direction a distance of 38.40 feet to a point in the center line of Spring Branch; thence turn an interior angle of $156^{\circ} 52' 00''$ and run to the right a distance of 119.42 feet more or less to a point in the center line of Spring Branch and the point of beginning of the herein described (over)

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 3rd. day of July, 1974.

(Seal)
(Seal)
(Seal)

(Seal) Joseph Vincent Lovoy
(Seal) Fannie V. Lovoy
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph 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 3rd. day of July, A. D., 1974.

Donald L. Newsom
Notary Public.

My Commission Expires February 15, 1976

6755



19740708000033300 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/08/1974 12:00:00 AM FILED/CERT

BOOK 287 PAGE 670
STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
1974 JUL -8 AM 7:45
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Johnson
JUDGE OF PROBATE
STATE OF ALABAMA
JEFFERSON COUNTY

parcel; containing 10.09 acres more or less.

Subject to ad valorem taxes for tax year 1974;

Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 70, Page 117;

Subject to right of way granted to Alabama Power Company by instrument recorded in Deed Book 131, Page 197;

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE

Carroll H. Hester

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Book 15100
1974 JUL -8 AM 7:45

BOOK 287 PAGE 179



19740708000033300 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/08/1974 12:00:00 AM FILED/CERT

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

2.45