

This instrument was prepared by

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(Address) 912 City Federal Building, 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
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --Fifteen Thousand and no/100---(\$15,000.00)----- 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
Frederick Napier Best and wife, Rebecca Freeman Best

(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:

Begin at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a southerly direction and along the East line of said 1/4-1/4 section a distance of 790.08 feet to a point on the centerline of Spring Branch; thence turn an interior angle of 116 degrees 48' 30" and run to the right and in a Southwesterly direction a distance of 20.56 feet and along the centerline of said Branch; thence turn an interior angle of 189 degrees 19' 20" and run to the left and in a Southwesterly direction a distance of 165.42 feet to a point on the center line of Spring Branch; thence turn an interior angle of 51 degrees 52' 50" and run to the right and in a Northeasterly direction a distance of 898.07 feet to a point; thence turn an interior angle of 190 degrees 54' 20" and run to the left and in a Northwesterly direction a distance of 1345.51 feet to a point on the Southeast right of way line of Shelby County Road #41; thence turn an interior angle of 107 degrees 00' 20" and run to the right and in a Northeasterly direction along the Southeast right of wy line of said County Road a distance of 366.27 feet to a point; thence turn an interior angle of 64 degrees 04' 40" and run to the right and in a Southerly direction a distance of 1490.01 feet more or less to the point of beginning of the herein described parcel; containing 10.09 acres more or less.

Subject to:

1. Ad valorem taxes for the current tax year, 1974.
 2. Right of way in favor of Ala. Power Co. recorded in Deed Book 131, page 197; Vol. 93, page 422, and Vol. 142, page 268.
- \$10,000.00 of the purchase price recited above was paid from purchase money mortgage executed simultaneously herewith.

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 16th day of July, 1974

STATE OF ALABAMA
JEFFERSON COUNTY
WITNESSES
I CERTIFY THAT THIS INSTRUMENT WAS FILED
1974 AUG 13 AM 8:30
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

19740815000040280 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/15/1974 12:00:00AM FILED/CERT

I, the undersigned Joseph Vincent Lovoy and wife, Fannie V. Lovoy, a Notary Public in and for said County, in said State, hereby certify that whose name s 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 16th day of July, 1974.

Notary Public.