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Shelby Cnty Judge of Probate, AL
08/27/1974 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Charles A. J. Beavers

1122 North 22nd Street

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Jefferson

COUNTY

Know All Men By These Presents,

That in consideration of Thirteen 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,

Joseph Vincent Lovoy and wife, Fannie V. Lovoy *See Mtg 341-480*

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

Houston T. Barkley and wife, Sandra W. Barkley

(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:

A tract of land situated in Northwest quarter of the Southwest quarter and the Southwest quarter of the Northwest quarter of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the Southwest quarter of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction along the West line of said Section 8 a distance of 284.47 feet to a point on the Southeast right of way line of Shelby County Road #41; thence turn a deflection angle of 33° 04' 50" to the right and run in a Northeasterly direction along the Southeast right of way line of said Shelby County #41 a distance of 451.91 feet to the PC of a curve; thence continue in a Northeasterly direction along the Southeast right of way line of said Shelby County Road #41 and the arc of a curve to the right having a central angle of 10° 53' 00" and a radius of 1869.28 feet a distance of 355.07 feet to the point of beginning; thence continue in a Northeasterly to Easterly direction along the Southeast right of way line of said Shelby County Road #41 and along the arc of a curve to the right having a central angle of 7° 40' 00" and a radius of 1869.28 feet a distance of 250.13 feet to a point; thence turn an interior angle of 56° 54' 30" (angle measured from tangent) and run to the right in a Southerly direction a distance of 2024.28 feet to a point; thence turn an interior angle of 79° 04' 50" and run to the right in a Westerly direction a distance of 113.47 feet to a point; thence turn an interior angle of 196° 01' 30" and run to the left in a Westerly direction a distance of 93.81 feet to a point; thence turn an interior angle of 84° 44' 20" and run to the right in a Northerly direction a distance of 1860.98 feet to the point of beginning; Containing 9:00 acres.

Subject to easements and restrictions of record.

\$8,500.00 of the purchase price recited above was paid from a purchase money mortgage closed 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~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 and seal

this 19th

, 19 74

Joseph Vincent Lovoy
Joseph Vincent Lovoy

Fannie V. Lovoy
Fannie V. Lovoy

State of Alabama

Jefferson

COUNTY

General Acknowledgement

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 19th day of August A. D., 19 74

Charles A. J. Beavers
Notary Public