

THIS INSTRUMENT PREPARED BY:

Charles A. J. Beavers
1122 North 22nd Street
Birmingham, Alabama 35234

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

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Fifteen Thousand 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

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

Charles S. Allen and Sandra D. Allen

(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 Northwest corner of the Southwest quarter of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction and 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 an interior angle of 146° 55' 10" and run to the right and in a Northeasterly direction of 451.91 feet along the Southeast right-of-way line of said County Road to a point; thence turn an interior angle of 41° 29' 00" and run to the right and in a Southeasterly direction a distance of 105.55 feet to a point; thence turn an interior angle of 175° 13' 50" and run to the right and in a Southerly direction a distance of 1421.31 feet to a point in the center line of Spring Branch; thence turn an interior angle of 123° 33' 00" and run to the right and in a Southwesterly direction and along the center line of Spring Branch a distance of 128.95 feet; thence turn an interior angle of 156° 50' 00" and run to the right and in a Southwesterly direction a distance of 257.13 feet to a point on the West line of said Section; thence turn an interior angle of 75° 59' 00" and run to the right in a Northerly direction and along the West line of said Section a distance of 999.94 feet more or less to the point of beginning of the herein described parcel; containing 10.26 acres more or less.

Subject to:

1. Current taxes.
2. Easements to Alabama Power Company in Deed Book 131, page 197, Deed Book 93, Page 422, and deed Book 142, page 268.
3. Mineral and mining rights excepted in Volume 24, page 422.
4. Less and except any part of subject property now a part of a roadway or creek and/or branch.

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Shelby Cnty Judge of Probate, AL
09/17/1974 12:00:00 AM FILED/CERT

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) am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

except as set out 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.

BOOK 288 PAGE 759
IN WITNESS WHEREOF,
day of SEP 13 1974
WITNESS
STATE OF ALABAMA
JUDGE OF PROBATE
REC. 1974 SEP 17 AM 8:10
C.C. FILE NUMBER
& PAGE AS SHOWN ABOVE

we have hereunto set our hand and seal S, this 13th, 1974.

Joseph Vincent Lovoy
Fannie V. Lovoy

General Acknowledgement

I, the undersigned, 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 13th day of September A. D., 19 74.

Charles A. J. Beavers
Notary Public