

STATUTORY
WARRANTY DEED (Without Survivorship)

State of Alabama

SHELBY

COUNTY

} Know All Men By These Presents,

That in consideration of One Dollar and other good and valuable consideration

DOLLARS

to the undersigned grantors, Richard C. Lovelady and Peggy M. Lovelady

in hand paid by Peggy M. Lovelady

the receipt whereof is acknowledged we the said Richard C. Lovelady and

Peggy M. Lovelady, *his wife*

do grant, bargain, sell and convey unto the said

Peggy M. Lovelady

the following described real estate, situated in

Shelby

County, Alabama,

PARCEL "A" - A parcel of land in SW 1/4 of NE 1/4 of Sec. 18, Township 20 S. Range 2 W. to-wit: shown as lots 1 & 2 on map entitled Lake O'Springs, dated Dec. 23, 1959 signed by Edward A. Roberts, Sr., Reg. No. 1623, more particularly described as follows: Commence at the SW corner of said 1/4-1/4 sec. thence in a Northerly direction along the West line of said 1/4-1/4 Sec a distance of 429.9 ft. thence 90° right in Easterly direction a distance of 204.62 ft. to the Southerly corner of said lot 1; thence 140°41' to left in a Northwesterly direction a distance of 140 ft. to the point of beginning; thence 180° in a Southeasterly direction along the Southwesterly line of said lot 1 a distance of 140 ft. thence 62°29' to left in a Northeasterly direction a distance of 187 ft. thence 88° left in a Northwesterly direction a distance of 152 ft. to the bank of the Lake; thence in a Southwesterly direction meandering along the bank, at the water line a distance of 310 ft. more or less to point of beginning, containing 0.75 acres more or less.

PARCEL "B" - The SW 1/4 of NE 1/4; the E. 70 ft. of the N 1/2 of N 1/2 of SE 1/4 of NW 1/4; and the E. 180 feet of S 1/2 of N 1/2 of SE 1/4 of NW 1/4 & the E. 250 ft. of the S 1/2 of SE 1/4 of NW 1/4 and the S 20 ft. of the W 1070 ft. of the S 1/2 of SE 1/4 of NW 1/4 of Sec 18 all in Township 20 South, Range 2 West. Also a part of the S 1/2 of SE 1/4 of NW 1/4 of Sec. 18, Township 20 South, Range 2 West, described as follows: Commence at the SE corner of SE 1/4 of NW 1/4 of Section 18 & run W. along S boundary of said 1/4-1/4 sec. for 250 ft. to a point; thence run N. and parallel to E. boundary of said 1/4-1/4 sec. a distance of 20 ft. to point of beginning of tract herein described; thence run W and parallel to S. boundary of said 1/4-1/4 Sec. for 981 ft. more or less to point on E. right of way line of road; thence run Northerly along E. right of way line of said road 15 ft; thence run S 89°20' E. for 600 ft. more or less to a point in center line of a ditch; thence Run N 19°26' E. for 694 ft. more less to a point in center line of ditch; thence run E and parallel to S line of said 1/4-1/4 Sec for a distance of 150 ft. to a point (also being NW corner of E. 250 ft of S 1/2 of SE 1/4 of NW 1/4) thence run S. and parallel to E. boundary of said 1/4-1/4 Sec. for 662.8 ft. more or less to point of beginning. (continued on attached page 2)

TO HAVE AND TO HOLD, To the said

Peggy M. Lovelady, and her

heirs and assigns forever.

Xxxxxxxxxxxxxxxfor xxxxxxxxxexecutors and administrators covenants

XxxxxxxxxxxxxxxPeggy M. Lovelady and her

Xxxxxxxxxxxxxxxsigns, seals and affixes his name to this instrument in the presence of the following

xxxxxxxxxxxxxx

Xxxxxxxxxxxxxxxand affixes his name to this instrument in the presence of the following

BOOK PAGE 411 290 BOOK PAGE 411 290

executors and administrators Richard C. Lovelady and Peggy M. Lovelady, and her

heirs and assigns. For a copy of this instrument, see index of records.

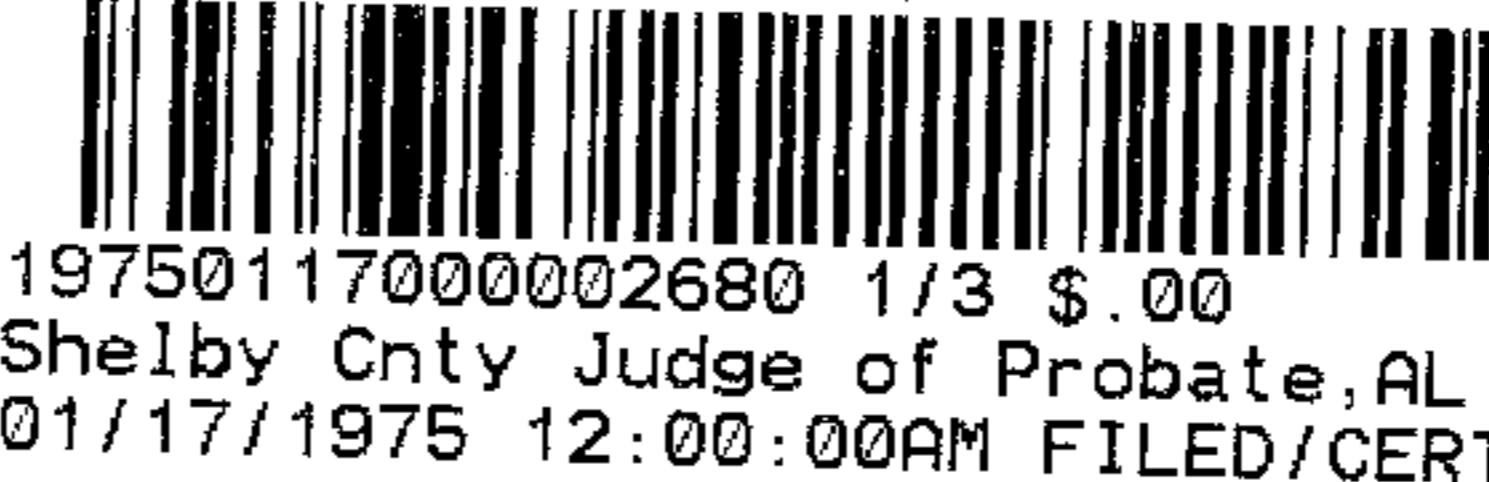
In Witness Whereof, we have hereunto set our hand and seal

this 13 day of January

WITNESSES

19 75 .

Richard C. Lovelady
Richard C. Lovelady
Peggy M. Lovelady
Peggy M. Lovelady



1975011700002680 1/3 \$.00
Shelby Cnty Judge of Probate, AL
01/17/1975 12:00:00AM FILED/CERT

RETURN TO

Richard C. Lovelady and wife,

Peggy M. Lovelady

TO

Peggy M. Lovelady

WARRANTY DEED

(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,
County.

General Acknowledgment

State of Alabama

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard C. Lovelady 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of January A.D., 19 75

Kathryn J. Kicklighter
Notary Public

State of Alabama

COUNTY

General Acknowledgment

Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy M. Lovelady 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 15th day of January A.D., 19 75

W.L. Lappin
Notary Public

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that whose name as of a Corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of

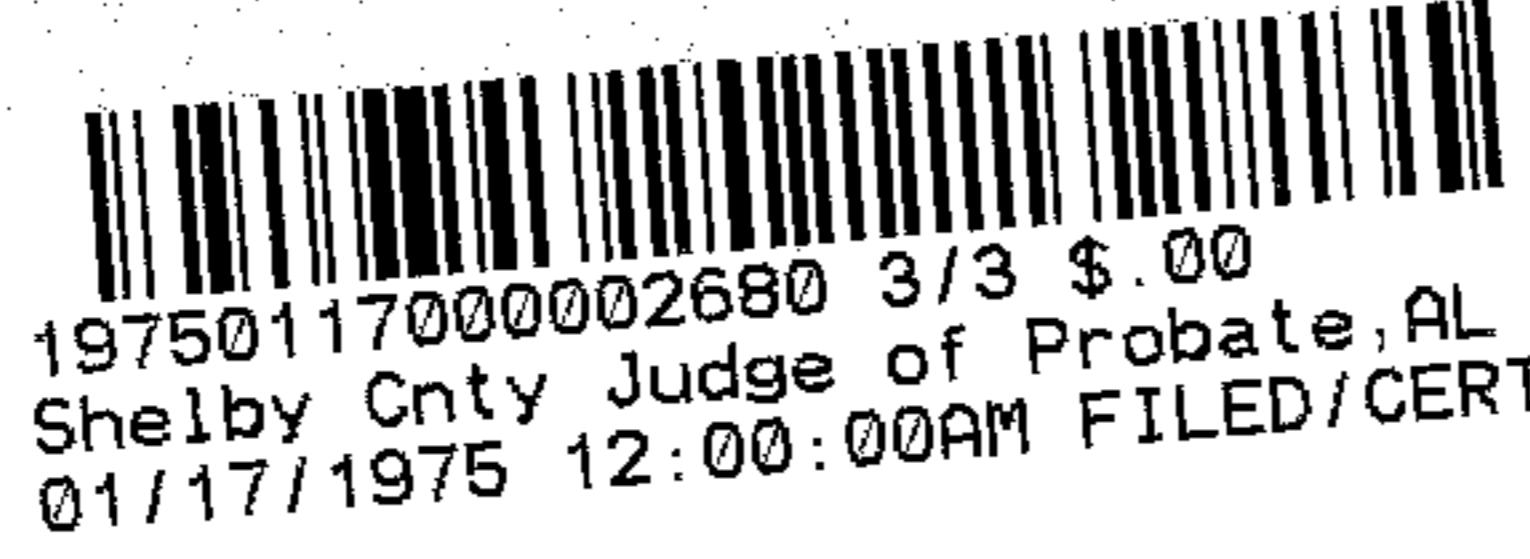
19

Notary Public

PAGE TWO

SAID PROPERTY is subject to a mortgage to Jefferson Federal Savings & Loan Association with an approximate unpaid balance of \$35,000 which Grantor, Richard C. Lovelady, agrees to pay.

Parcel B of said property is subject to a mortgage to certain individuals with an approximate unpaid balance of \$11,000.00 which Grantee, Peggy M. Lovelady agrees to pay.



19750117000002680 3/3 \$.00
Shelby Cnty Judge of Probate, AL
01/17/1975 12:00:00AM FILED/CERT

STATE OF ALA. SUFFLEDY UG
CERTIFY THIS
INSTRUMENT WAS FILED
Dec 24 1975
1975 JAN 17 AM 9:07
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carmen Lovelady
JUDGE OF PROBATE