

This instrument was prepared by

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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 THIRTY-EIGHT THOUSAND ONLY DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

KENNETH ROBERT JONES, A SINGLE MAN,

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

JOSEPH V. LOVOY AND FANNIE V. LOVOY

(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 parcel of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 364.38 feet to a point on the centerline of Cahaba Valley creek; thence 87° 46' to the right in a Northeasterly direction along the centerline of said creek a distance of 66.17 feet to a point; thence 34° 33' to the left in a Northeasterly direction continuing along the centerline of said creek a distance of 237.79 feet to a point; thence 11° 36' to the right in a Northeasterly direction along said creek centerline a distance of 49.41 feet to a point; thence 86° 06' to the left in a Northwesterly direction a distance of 410.32 feet to a point on the Southerly right of way line of Cahaba Valley Road; thence 98° 05' to the left in a Southwesterly direction along the Southerly right of way line of Cahaba Valley Road a distance of 175.00 feet to a point on the west line of the S. W. $\frac{1}{4}$ of the S. E. $\frac{1}{4}$ of said section; thence 60° 38' to the left in a Southerly direction along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 462.44 feet to the point of beginning.

Subject to: Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 121, Page 258 and Deed Book 145, Page 377. Right of Way in favor of Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Book 252, Page 871.

\$20,500.00 of the purchase price recited above was paid from a mortgage loan 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 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, I have hereunto set my hand(s) and seal(s), this 13th day of January, 1975.

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THAT THIS INSTRUMENT WAS FILED
17:50
1975 JAN 20 AM 7:22
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
CORNELL M. JONES
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Robert Jones 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of A. D., 1975.

General Acknowledgment

19750120000002950 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/20/1975 12:00:00AM FILED/CERT

MY COMMISSION EXPIRES OCTOBER 7, 1976
Notary Public.