

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) P O Box 1227, Columbiana, Alabama 35051

2476

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 Ten and No/100 (\$10.00) Dollars, mutual love and affection and other good and valuable consideration,

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

John W. Lovelady and wife, Geraldine Lovelady

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

John W. Lovelady and wife, Geraldine Lovelady

(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:

(Legal description attached as Exhibit "A" and made a part hereof.)

BOOK 290 PAGE 689



19750213000007080 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/13/1975 12:00:00AM 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 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 13th day of February, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

John W. Lovelady (Seal)

Geraldine Lovelady (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Lovelady and wife, Geraldine Lovelady whose name 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.

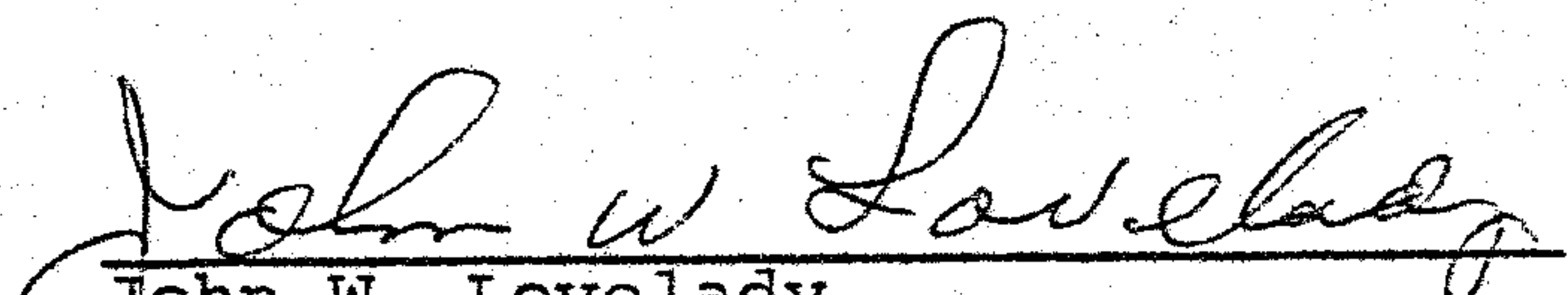
Given under my hand and official seal this 13th day of February, 1975.

Wade H. Morton, Jr. (Seal)
Notary Public.

Exhibit "A"

Legal Description

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, and run South, 88 degrees 34 minutes East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 349.32 feet to the point of beginning; thence run North, 8 degrees 53 minutes West a distance of 296.0 feet to a point on the South right-of-way line of Alabama Highway 25; thence run North, 72 degrees 39 minutes East along the South right-of-way line of Alabama Highway 25 a distance of 272.70 feet; thence run South, 18 degrees 19 minutes East a distance of 295.32 feet; thence South, 72 degrees 51 minutes West a distance of 238.62 feet; thence run South, 74 degrees 20 minutes West a distance of 83 feet to the point of beginning; being situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama. LESS AND EXCEPT the following described parcel heretofore conveyed by Grantors to Billy Joe Lovelady and wife by that certain deed dated March 27, 1960 and recorded in Deed Book 211, at Page 118, in the Office of the Judge of Probate of Shelby County, Alabama, to-wit: Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East and run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 349.32 feet; thence turn an angle of 100 degrees 19 minutes to the left and run a distance of 146.0 feet to the point of beginning of the lot herein conveyed; thence continue along the same bearing a distance of 150.0 feet; thence turn an angle of 81 degrees 32 minutes to the right and run a distance of 100 feet; thence turn an angle of 98 degrees 28 minutes to the right and run a distance of 150.0 feet; thence turn an angle of 81 degrees 32 minutes to the right and run a distance of 100 feet to the point of beginning, situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama. LESS AND EXCEPT the following described parcel heretofore conveyed by Grantors to Brenda L. Plant by that certain deed dated July 5, 1971 and recorded in Deed Book 268, at Page 867, in said Probate Records, to-wit: Commence at the Southwest corner of SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East and run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 349.32 feet; thence turn an angle of 100 degrees 19 minutes to the left and run in a Northerly direction a distance of 146 feet to the Southwest corner of the Billy Joe Lovelady lot; thence turn an angle of 81 degrees 32 minutes to the right and run Easterly and along the Southerly line of said Lovelady lot 100 feet to the point of beginning of the lot herein conveyed; thence turn an angle of 81 degrees 32 minutes to the left and run Northerly 150 feet along the East line of said Lovelady lot to the South right-of-way line of Alabama Highway 25; thence North 72 degrees 39 minutes East and along the South right-of-way line of said Highway 172.70 feet; thence turn an angle of 89 degrees 02 minutes to the right and run Southerly 150 feet; thence in a Westerly direction to the point of beginning.


John W. Lovelady


Geraldine Lovelady



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Shelby Cnty Judge of Probate, AL
02/13/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB 13 PM 2:59
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Geraldine Lovelady
JUDGE OF PROBATE