

This instrument was prepared by

2886

(Name) Delia Gulino

(Address) Route 1, Box 479, Helena, Alabama 35080.

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 THOUSAND ONLY DOLLARS

See Mtg 344-742

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

ROBERT C. SUTTON AND WIFE, JENNIFER L. SUTTON

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

JOSEPH V. LOVOY AND WIFE, 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:

Estate No. 1, according to the Survey of Wildwood Park, Residential Estates, as recorded in Map Book 5, Page 78, in the Probate Office of Shelby County, Alabama.

Subject to: title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 42, Page 246. Easements and building line as shown on recorded map. Restrictions appearing of record in Deed Book 269, Page 534. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 124, Page 493, and Deed Book 214, Page 631.

\$8,000.00 of the purchase price recited above was paid from a purchase money mortgage closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
TO CERTIFY THIS
INSTRUMENT WAS FILED
DEED BOOK 200
MAR 10 AM 8:06
JUDGE OF PROBATE
Conrad M. Doudin

19750310000010650 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/10/1975 12:00:00AM FILED/CERT

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, have hereunto set hand(s) and seal(s), this 3rd day of March, 1975.

WITNESS:

(Seal) (Robert C. Sutton)
(Seal)
(Seal) (Jennifer L. Sutton)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert C. Sutton and wife, Jennifer L. Sutton whose name S 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, A. D., 1975.

Conrad M. Doudin
Notary Public.