

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

4362

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED DOLLARS & other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Charles Henry Hayes and wife, Jennie Lou Hayes

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Fred Lovejoy

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of Section 19, Township 22, Range 3 West, Shelby County, Alabama; thence West along the North boundary line of said Section 19 a distance of 1133 feet to the western boundary line of the right of way of the Southern Railway Company; thence in a Southwesterly direction along the Western boundary of said right of way a distance of 274.8 feet; thence in a Westerly direction and parallel with the Northern boundary line of said Section 19 a distance of 249 feet to a street; thence North and along the Eastern boundary line of said street a distance 208.71 feet to the Southern boundary line of the Tuscaloosa-Montevallo Road; thence West a distance of 20 feet to point of beginning, which point is on the Southern boundary line of said Tuscaloosa-Montevallo Road; thence South parallel with the East boundary of NW 1/4 of NE 1/4 of said Section 19 and along said 20 foot street a distance of 208.7 feet; thence West and parallel with the Northern boundary line of said Section 19 a distance of 535.37 feet to the center of a branch thence in a Northwesterly direction along the center of said branch a distance of approximately 332 feet to the Northern boundary line of said Section 19; thence East along the Northern line of said Section 19 a distance of approximately 271 feet to the right of way of said Tuscaloosa-Montevallo Road; thence in a Southeasterly direction along the boundary line of said Tuscaloosa-Montevallo Road a distance of approximately 52 feet; thence East along the Southern boundary line of said Tuscaloosa-Montevallo Road and parallel with the Northern boundary line of said Section 19 a distance of approximately 454 feet to the point of beginning, containing 3.2 acres, more or less. Situated in Shelby County, Alabama.

The 20 foot road referred to in the above description as constituting the Eastern boundary of the property herein described is that road described in deed recorded in Deed Book 245, page 801 in Probate Records of Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL
05/06/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 2nd day of May, 1975.

BOOK 292 PAGE 84
STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
1975 MAY -6 AM 8:35
Deed Book 50
Coryn M. Brantley
JUDGE OF PROBATE

Charles Henry Hayes (Seal)
Jennie Lou Hayes (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 Charles Henry Hayes and wife, Jennie Lou Hayes 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, A. D., 1975.

Jessie E. Culver
Notary Public, State of Alabama
My Commission Expires November 1975
Bonds by Yanna Stewart