

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That,

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Shelby Cnty Judge of Probate, AL  
07/27/1977 12:00:00AM FILED/CERT

In consideration of \$50,000.00, and other good and valuable consideration to the undersigned grantor, PEGGY ANN LOVELADY, in hand paid by the grantees herein, LEONARD K. PEELER, JR., and MELANIE R. PEELER, the receipt whereof is acknowledged, and the assumption of the balance due under that mortgage to Jefferson Federal Savings and Loan Association, recorded in Real 327 page 522, in the Probate Office of Jefferson County, Alabama, I, the said PEGGY ANN LOVELADY, an unmarried woman, do grant, bargain, sell and convey unto the said LEONARD K. PEELER, JR., and MELANIE R. PEELER 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 Jefferson County, Alabama, to-wit:

PARCEL "A": A parcel of land in the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 18, Township 20 South, Range 2 West, shown as Lots 1 and 2 on a map entitled Lake O'Springs, dated 23rd December 1959 signed by Edward A. Roberts, Sr., Reg. No. 1623, more particularly described as follows: COMMENCE at the southwest corner of said quarter-quarter section; thence in a northerly direction along the west line of said quarter-quarter section a distance of 429.9 feet; thence 90° right in an easterly direction a distance of 204.62 feet to the southerly corner of said Lot 1; thence 140° 41' to the left in a northwesterly direction a distance of 140 feet to the point of beginning; thence 180° in a southeasterly direction along the southwesterly line of said Lot 1 a distance of 140 feet; thence 62° 29' to the left in a northeasterly direction a distance of 187 feet; thence 88° to the left in a northwesterly direction a distance of 152 feet to the bank of the lake; thence in a southwesterly direction meandering along the bank, at the water line a distance of 310 feet, more or less, to point of beginning, containing 0.75 acres, more or less.

PARCEL "B": The SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ; the East 70 feet of the N $\frac{1}{2}$  of N $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ; and the east 180 feet of the S $\frac{1}{2}$  of N $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  and the east 250 feet of the S $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  and the south 20 feet of the west 1070 feet of the S $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 18, all in Township 20 South, Range 2 West. Also a part of the S $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 18, Township 20 South, Range 2 West, described as follows: COMMENCE at the southeast corner of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 18 and run west along the south boundary of said quarter-quarter section for 250 feet to a point; thence run north and parallel to east boundary of said quarter-quarter section a distance of 20 feet to point of beginning of tract herein described; thence run west and parallel to south boundary of said quarter-quarter section for 981 feet, more or less, to point on the east right of way line of road; thence run northerly along east right of way line of said road 15 feet; thence run south 89° 20' east for 600 feet, more or less to a point in center line of a ditch; thence run north 19° 26' east for 694 feet, more or less, to a point in center line of ditch; thence run east and parallel to south line of said quarter-quarter section for a distance of 150 feet to a point (also being northwest corner of east 250 feet of S $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ); thence run south and parallel to east boundary of said quarter-quarter section for 662.8 feet, more or less to the point of beginning.

Excepted from Parcel B is that portion of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 18, Township 20 South Range 2 West, described above as Parcel A.

Peggy Ann Lovelady and Peggy M. Lovelady are one and the same person.



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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 do for myself, and for my heirs, executors and administrators, covenant with the said LEONARD K. PEELER, JR., and MELANIE R. PEELER, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above, and except current ad valorem taxes which grantees assume; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 signature and seal on this the 21 day of July, 1977.

*Peggy M. Lovelady*  
*Peggy Ann Lovelady*  
Peggy Ann Lovelady

STATE OF ALABAMA

JEFFERSON COUNTY,

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PEGGY ANN LOVELADY, an unmarried woman, 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 the 21 day of July, 1977.

*[Signature]*  
Notary Public

STATE OF ALA. SHELBY CO.  
JUDGE OF PROBATE

1977 JUL 27 AM 8:31

*Shelby Co. Probate*  
JUDGE OF PROBATE  
*Shelby Co. Probate*  
54.00



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