

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

8076

(Address) Columbiana, Alabama 35051

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 TWENTY-FIVE THOUSAND & NO/100 (\$25,000.00) DOLLARS

and other valuable consideration

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

Graham Webster and wife, Ruby T. Webster

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

Joseph Thomas Lovoy and wife, Priscilla Wenzel 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:

The West 330 feet of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 21 South, Range 5 West, situated in Shelby County, Alabama.

Subject to easements and rights of way of record, including all minerals, coal, oil, and gas, with the necessary access thereto excepted, as reserved in Deed Book 260, page 629 in the Office of Judge of Probate of Shelby County, Alabama.

And subject to purchase money mortgage in the amount of \$15,000, which the grantors hereby warrant and covenant that they will subordinate as a second mortgage to a first mortgage which will hereafter be executed by the grantees to finance a residence dwelling for the grantees.

Subject also Restrictive Covenants for Real Estate recorded in Miscellaneous Book 24 at pages 98-100, Office of the Judge of Probate of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
02/23/1978 12:00:00AM FILED/CERT

4.02

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 23rd day of February, 1978

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

1978 FEB 23 PM 2:00 (Seal)

Thomas A. Browning, Jr.
JUDGE OF PROBATE (Seal)

Rec 1.50
Seal 1.00
Dpd 10.00

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Graham Webster and wife, Ruby T. Webster 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 23rd day of February, A. D., 1978.

Frank A. Lovoy
253 Caliente Dr. Shaw 35226

Graham Webster (Seal)
Ruby T. Webster (Seal)

