This instrument was prepared by
(Name) Wallace, Ellis, Head & Fowler 8075
(Address) Columbiana, Alabama
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 ofTWENTY-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 Frank Anthony Lovoy, Jr. and Wife, Debra Ann Lovoy 19780223000022690 1/1 \$.00 Shelby Cnty Judge of Probate, AL 02/23/1978 12:00:00AM FILED/CERT
(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
A part of the NW½ of NW½ of Section 1, Township 21 South, Range 5 West, Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of said NW¼ of NW¼ and run in an Easterly direction along the South line of said Quarter-Quarter Section a distance of 330 feet to the point of beginning; thence continue last described course in an Easterly direction a distance of 330.0 feet, more or less, to the SW corner of Graham Nathan Webster and Barber Webster, as recorded in Deed Book 285, page 841, Judge of Probate Office, Shelby County, Alabama; thence run in a Northerly direction parallel with the West line of said NW¼ of NW¼ a distance of 1320 feet, more or less, to a point on the North line of said Quarter-Quarter Section; thence in a Westerly direction along the said North line of NW¼ of NW¼ a distance of 330 feet; thence in a Southerly direction along a line parallel with the West boundary line of said NW¼ of NW¾ a distance of 1320 feet, more or less, to point of beginning, containing 10 acres, more or less.
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 to Restrictive Covenants for Real Estate recorded in Miscellaneous Book 24 at pages 98-100, Office of the Judge of Probate of Shelby County, Alabama.
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, Wehave hereunto set OUYhand(s) and seal(s), this 23
witness: February 19.78 WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED
1978 FEB 23 PM 2: 00 (Seal) (Graham Webster) (Seal)
(Ruby T. Webster) JUDGE OF PROBATE (Seal) (Seal)
Quedad 1.00 502 Mts 374 - 97
STATE OF ALABAMA General Acknowledgment General Acknowledgment
the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Graham Webster and wife, Ruby T. Webster Webster and State,