

This instrument was prepared by

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(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051



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Shelby Cnty Judge of Probate, AL  
01/11/1980 00:00:00 FILED/CERTIFIED

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 Four Thousand Nine Hundred Eighty and No/100 (\$4,980.00)----- DOLLARS

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:

A part of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 1, Township 21 South, Range 5 West, Shelby County, Alabama, more particularly described as follows: Begin at the NW corner of said SW $\frac{1}{4}$  of NW $\frac{1}{4}$  and run in an Southerly direction along the West boundary line of said quarter-quarter section a distance of 100.0 feet to the point of beginning; thence continue last described course in a southerly direction a distance of 564.7 feet, more or less, to the centerline of a lake; thence turn left an angle of 127 deg. 15 min. in a Northeasterly direction a distance of 414.61 feet; thence turn left an angle of 52 deg. 45 min. in a Northerly direction a distance of 313.7 feet; thence turn left an angle of 90 deg. 00 min. in a Westerly direction a distance of 330 feet, more or less, to the point of beginning, being 3.32 acres, more or less, according to survey of James W. Elliott, Registered Land Surveyor, dated December 29, 1979, minerals and mining rights excepted.

Subject to easements and rights of way of record, and subject to Restrictive Covenants recorded in Miscellaneous Book 24 at page 98, Office of Judge of Probate of Shelby County, Alabama.

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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 (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 11<sup>th</sup> day of January, 1980

WITNESS:  
Deed TAX \$5.00 (Seal)  
Rev 1.501300 JAN 11 AM 11:21 (Seal)  
JMO 1.00 (Seal)  
A.S. Thomas A. Fowler, Jr. (Seal)  
JUDGE OF PROBATE (Seal)

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

STATE OF ALABAMA }  
COUNTY }

General Acknowledgment

I, the undersigned Graham Webster and wife, Ruby T. Webster a Notary Public in and for said County, in said State, hereby certify that 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 11<sup>th</sup> day of January, 1980  
Notary Public.

RE: 3 BOV 1037 E  
Re...