

This instrument was prepared by

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Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8920
BIRMINGHAM, AL 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



19800918000105470 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/18/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Ten Thousand And No/100-----Dollars

to the undersigned grantor, Mosley Home Builders, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

John M. Lovoy and wife, Wanda S. 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:

From the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section
10 Township 20 South, Range 1 East, thence run northwardly along the West line
of said 1/4-1/4 section a distance of 333.18' thence turn right 89°55' a distance
of 300', thence turn right an angle of 90°5' a distance of 333.09' thence right
89°56' a distance of 300' to the Point of beginning. Situated in Shelby County, Alabama.

BOOK 328 PAGE 580

Subject to:

1. Taxes due in the year 1980 which are a lien but not due and payable until October 1, 1980
2. Right of way of South Central Bell Telephone and Telegraph Company recorded in Volume 324, page 589, in the Probate Office of Shelby County, Alabama

\$74,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Gerald E. Mosley
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of September 19 80

ATTEST:

Mosley Home Builders, Inc.

By Gerald E. Mosley
President
Rec'd Tax 36.00
Rec. 1.50
1.00
38.50

STATE OF Alabama }
COUNTY OF Jefferson }

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
Secretary
1980 SEP 18 PM 1:26

Gerald E. Mosley
President of Mosley Home Builders, Inc.

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that
whose name as
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.,

Given under my hand and official seal, this the 15th day of September, 19 80

[Signature]
Notary Public