

This instrument prepared by

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

3512 OLD MONTGOMERY HIGHWAY

(Address) HOMEWOOD, ALABAMA 35208



19810526000057940 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/26/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four thousand three and no/100 (\$4,003.00) DOLLARS and the assumption of the mortgage recorded in Mortgage Book 409, Page 369, Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Randy C. Powell and wife, Sheryl F. Powell

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

Richard C. Lovelace and Teresa W. Lovelace

(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:

Lot 106, according to the Survey of the Second Addition to Scottsdale, as recorded in Map Book 7, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1981.

Subject to rights of way, restrictions, and easements of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 14th day of May, 1981.

WITNESS:

_____, MAY 26 1981 (Seal)

_____, (Seal)

_____, (Seal)

PENNSYLVANIA

STATE OF ALABAMA

Butler COUNTY

Recd 4.50
Rec. 1.50
and 1.00
7.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy C. Powell and wife, Sheryl F. Powell, whose names 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 and date hereinabove set.

Given under my hand and official seal this 14th day of May, A. D. 1981.

Notary Public