

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124
Telephone 988-5600



AGENT FOR

ST PAUL TITLE

This instrument was prepared by

(Name) **DANIEL M. SPITLER**
Attorney at Law

(Address) **1972 Chandalar Office Park**
Pelham, Alabama 35124



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

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and no/100 (\$7,000.00) DOLLARS

to the undersigned grantor, **Scott & Williams Co., 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

James K. Lovelady and Debra G. Lovelady

(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 tract of land situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the said Southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence Northerly and along the Westerly quarter-quarter line a distance of 325.95 feet; thence turn 91 degrees 18 minutes right and run Easterly a distance of 54.91 feet to the Easterly right-of-way line of Shelby County Road No. 281, and the point of beginning; thence turn 90 degrees 57 minutes left and run Northerly and along said Easterly right-of-way line a distance of 184.34 feet; thence turn 90 degrees 57 minutes right and run Easterly a distance of 249.40 feet; thence turn 88 degrees 34 minutes right and run Southerly a distance of 90.36 feet; thence turn 91 degrees 26 minutes right and run Westerly a distance of 27.11 feet; thence turn 91 degrees 26 minutes left and run Southerly a distance of 93.99 feet; thence turn 91 degrees 26 minutes right and run Westerly a distance of 223.85 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

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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 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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of July 19 82.

ATTEST:

STATE SEAL, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 JUL 30 AM 9:36

STATE OF ALABAMA
COUNTY OF SHELBY

SCOTT & WILLIAMS CO., INC.

By *A. C. Scott*
A. C. SCOTT

President

Deed 7.00

Rec. 1.50

Ind. 1.00

9.50

a Notary Public in and for said County in said

I, the undersigned

State, hereby certify that

A. C. Scott

whose name as

President of

Scott & Williams Co., Inc.

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 14th day of July 19 82.

Form ALA-33

Daniel M. Sp

Central State Bank

[Signature]
Notary Public