

This instrument was prepared by

(Name) Mr. David M. Olive

1550 First National-Southern Natural Building

(Address) Birmingham, Alabama 35203

19821230000151570 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/30/1982 00:00:00 FILED/CERTIFIED

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration, and the forgiveness of a portion of the indebtedness evidenced by a promissory note dated January 3, 1980

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Joseph V. Lovoy and wife, Fannie V. Lovoy

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

SouthTrust Bank of Alabama, National Association

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

That part of the Lot 6-D, lying North of the Proposed Right-of-Way on Plat of Riverchase East - First Sector, Second Amendment, Third Revision, as recorded in Map Book 6, Page 139 in the Probate Office of Shelby County, Alabama.

Subject to the Right-of-Way and restrictions of record.

This deed is an absolute conveyance, the grantors having sold said land to the grantee for a fair and adequate consideration, such consideration, in addition to that above recited includes any equity of redemption held by affiants in the above property. The interest conveyed herein, shall not be merged with the interest held by SouthTrust pursuant to those certain mortgages executed by Joseph F. Lovoy and Fannie V. Lovoy to Birmingham Trust National Bank, a National Banking Association, recorded in Mortgage Book 364, Page 414, and in Mortgage Book 425, Page 342, Probate Records of Shelby County, and the notes or bonds secured thereby.

"Grantors declare that this conveyance is and fairly made, and that there are no agreements, oral or written, or other than this deed between grantors and grantee with respect to said land."

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 30th day of December, 1982

Deed TAX .50
Rec 1.50
Jud 1.00
3.00
1982 DEC 30 AM 3:48
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
(Seal)
(Seal)

Joseph V. Lovoy (Seal)
Fannie V. Lovoy (Seal)
(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that JOSEPH V. LOVOY AND WIFE, FANNIE V. LOVOY whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of December, A. D., 1982

Notary Public
Exp 1/03