

This instrument was prepared by

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This Form furnished by:

**Cahaba Title, Inc.**1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

(Name) DANIEL M. SPITLER  
 Attorney at Law  
 (Address) 1972 Chandalar Office Park  
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand Five Hundred and no/100 (\$16,500.00) DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
William G. Dobson and wife, Christine G. Dobson

(herein referred to as grantors) do 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:

Commence at the SE corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 7, Township 22 South, Range 2 West, and run North 87 deg. 27 min. West for 710.2 feet to the point of beginning; thence continue North 87 deg. 27 min. West for 299.7 feet; thence North 1 deg. 00 min. East for 568 feet to the South right-of-way line of Meadowood Lane; thence South 87 deg. 31 min. East along said right-of-way line for 240.0 feet; thence South 4 deg. 28 min. East for 604.0 feet back to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

- (1) Taxes due October 1, 1983.
- (2) Right-of-way and easements of record.
- (3) Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 285 Page 664 in Probate Office of Shelby County, Alabama.
- (4) All minerals of every kind and character, not owned, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property.
- (5) Subject to encroachment of fences as shown by survey of Harvey Atkins dated March 4, 1980.

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 26th day of March, 19 83

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1983 MAR 31 AM 8:24

(Seal)

16.50  
1.50  
1.00  
19.00

WILLIAM G. DOBSON

(Seal)

CHRISTINE G. DOBSON

(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 William G. Dobson and wife, Christine G. Dobson whose name is 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 26th day of March, A. D. 19 83