

ADD [REDACTED] GRANTEE: Rt. 2, Box 266, Vario, Alabama 35115  
This instrument was prepared by  
(Name) Daniel M. Spitler 1256  
(Address) 1840 Chandalar Office Park  
Pelham, Alabama 35124



This Form furnished by  
**Cahaba Title, Inc.**  
1970 Chandalar South Office Park  
Pelham, Alabama 35124  
Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eleven Thousand Five Hundred and NO/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
V. H. Bragg and Wife, Thelma Bragg  
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Morgan Lovejoy and Wife, Wanda J. Lovejoy  
(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:

See Exhibit "A" attached hereto for legal description and exceptions.

\$10,000.00 of the above recited purchase price was paid from a purchase money mortgage  
given by Grantees to Grantors 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 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 11th.  
day of June 1983.

WITNESS:

----- (Seal)  
----- (Seal)  
----- (Seal)

V. H. Bragg ----- (Seal)  
Thelma Bragg ----- (Seal)  
Thelma Bragg ----- (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 V. H. Bragg and Wife, Thelma Bragg  
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 ----- have ----- executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 11th. day of June ----- A. D., 19 83

Dan Spitler

[Signature] -----  
Notary Public.

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# EXHIBIT "A"

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348  
BOOK  
PAGE  
A parcel of land located in the NW 1/4 of the NW 1/4 of Section 36 and the NE 1/4 of the NE 1/4 of Section 35, all in Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: Commence at the NE corner of said Section 35; thence run West along the North Section line a distance of 165.63 feet; thence turn left 95 deg. 11 min. 58 sec. a distance of 700.37 feet to the point of beginning; thence turn right 15 deg. 17 min. 55 sec. a distance of 192.15 feet; thence turn left 101 deg. 01 min. 32 sec. a distance of 147.69 feet to the edge of Lay Lake; thence turn left 87 deg. 45 min. 44 sec. along said Lake a distance of 13.00 feet; thence turn right 37 deg. 46 min. 31 sec. along said Lake a distance of 58.91 feet; thence turn left 33 deg. 43 min. 53 sec. along said Lake a distance of 54.44 feet; thence turn left 18 deg. 03 min. 23 sec. along said Lake a distance of 36.83 feet; thence turn left 20 deg. 19 min. 33 sec. along said Lake a distance of 57.92 feet; thence turn left 62 deg. 10 min. 21 sec. a distance of 117.32 feet to the point of beginning. Also, a 30 foot easement for the purpose of ingress, egress and utilities, between the above described and the public road. There exist a 15 foot easement along the Westerly side of the above described property. LESS AND EXCEPT that part of the above described property lying below that certain datum plane of 397 feet above mean sea level.

## C. SPECIAL EXCEPTIONS:

- October 1, 1983. Parcel ID: 58-33-7-36-0-001-006 and 58-33-7-35-0-001-001. Taxes for 1982 were paid in the amount of \$1.20 and \$3.85, respectively.
2. Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 344 Page 700 in Probate Office.
  3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 341 Page 758 in Probate Office.
  4. Restriction, covenants, conditions and rights imposed on subject property by V. H. Bragg and Thelma Bragg.
  5. Transmission Line Permits granted to Alabama Power Company.
  6. Rights acquired by Alabama Power Company as shown by instrument recorded in Deed Book 242 Page 369.
  7. Subject to rights of others to use easements for ingress and egress.
  8. Subject to reservation rights, terms, conditions, and easements as set out in deed from Alabama Power Company as recorded in Deed Book 333 Page 606.
  9. Restriction as to the use of the land lying between 397 and 399 feet above the mean sea level as contained in deed recorded in Deed Book 242 Page 369.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1983 JUN 27 AM 9:39  
432-856  
JUDGE OF PROBATE

Deed TAX 1.50  
Rec 3.00  
Ind 1.00  
5.50