

This instrument was prepared by

(Name) ☒ Courtney H. Mason, Jr.

(Address) P. O. Box 1007, Alabaster, AL 35007

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124

Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTEEN THOUSAND NINE HUNDRED AND NO/100th DOLLARS (\$16,900.00)-----

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

Mary V. Massey, a widow

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

JESSE H. LOVETT and wife, JOY LOVETT, (an undivided $\frac{1}{2}$ interest) and PAULINE HUGHES, a single woman (an undivided $\frac{1}{2}$ interest), as joint-tenants in common.

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

See Attached "LEGAL DESCRIPTION"

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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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of August 19 83.

(SEAL)

Mary V. Massey
Mary V. Massey

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned in said State, hereby certify that Mary V. Massey, a widow

a Notary Public in and for said County.

whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August A.D. 19 83

Notary Public

LEGAL DESCRIPTION

Lot No. 106 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the northerly right of way line of 2nd Place and the westerly right of way line of Fallon Avenue, said right of way lines as shown on the map of the Dedication of the streets and easements, Town of Siluria, Alabama; thence northwesterly along said right of way line of 2nd Place for 150.09 feet to the point of beginning; thence 88 deg. 36 min. 52 sec. right and run northeasterly for 78.07 feet; thence 90 deg. 06 min. 49 sec. left and run northwesterly for 78.99 feet; thence 89 deg. 55 min. 24 sec. left and run southwesterly for 76.01 feet to a point on the northerly right of way line of 2nd Place; thence 88 deg. 36 min. 39 sec. left and run southeasterly along said right of way line of 2nd Place for 79.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Mary V. Massey is the surviving grantee of that certain deed recorded in Deed Book 240, Page 385 and Deed Book 276, Page 544. Ernest W. Massey, the other grantee, died on or about the 3rd day of June, 1979.

\$16,900.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: Post Office Box 224, Siluria, Alabama 35144

GRANTEES' ADDRESS: 612 9th Court S.W., Siluria, Alabama 35144

STATE OF ALA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See Mtg. 435-240
1983 AUG 16 AM 11:40

F. Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec. 300
Ind. 100
400

M.V.M.

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