

SEND TAX NOTICE TO:

(Name) Donald H. Lovelady
P. O. Box 81
(Address) Montevallo, Alabama 35115

This instrument was prepared by

1353

(Name) Jerry Lucas Realty

(Address) P. O. Box 501, Montevallo, Alabama 35115

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$ 7,000.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

W. P. Guerard, Jr. and wife, Margaret P. Guerard

(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Donald H. Lovelady and wife Augusta S. Lovelady

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A parcel of land in Sec. 21, Twp. 22 South, Range 3 West, Shelby County, Alabama and being shown in the Map of Allotment of lands at Montevallo, Alabama, made by Electa S. Storrs and Lizzie B. Troy as recorded in Map Book 3 at Page 3, Probate Office, said County and State as Lot 3, and being more particularly described as follows: From the point of intersection of the East R.O.W. line of Boundry Street and the South R.O.W. line of Main Street, in the Town of Montevallo, as the same this day lie, run Northeasterly along the R.O.W. line of said Main Street 192.8 feet to an iron pin; deflect right an angle of 89° 36' and run Southeasterly 150 feet to an iron pin marking the P.O.B. of subject lot: From said P.O.B., continue said course 156.24 feet to a point on the North R.O.W. line of Island Street; thence deflect left 89° 36' and run Northeasterly along said R.O.W line 91 feet; thence deflect left 90° 24' and run Northwesterly 156.24 feet; thence deflect left 89° 36' and run Southwesterly 91.0 feet to the P.O.B. and containing 0.33 of an acre ±.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 25

day of May, 1984

WITNESS:

Seal tax - 7.00
Rec. 1.00
Ind 1.00
9.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 MAY 29 AM 11:18
(Seal)
(Seal)
(Seal)

W. P. Guerard Jr. (Seal)
Margaret P. Guerard (Seal)
(Seal)

STATE OF ALABAMA

Permy COUNTY

I, William H. Stewart Jr., a Notary Public in and for said County, in said State, hereby certify that W. P. Guerard Jr. & Margaret P. Guerard whose name s 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 25 day of May

William H. Stewart Jr.