

THIS INSTRUMENT PREPARED

NAME J. Gary PateADDRESS Boyd, Pate & Fernambucq, Suite 302, 2801 University Blvd., B'ham., Al. 35233

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

\$500.

State of Alabama
SHELBY

COUNTY

Know All Men By These Presents,

That in consideration One and no/100 (\$1.00) Dollar and other valuable considerations ~~DOLLARS~~
to the undersigned grantor Frank Anthony Lovoy, Jr. and Debra Ann Lovoy (formerly husband and wife)
in hand paid by ☒ Frank Anthony Lovoy, Jr.

the receipt whereof is acknowledged we

the said Frank Anthony Lovoy, Jr., and
Debra Ann Lovoy

do grant, bargain, sell and convey unto the said Frank Anthony Lovoy, Jr.

the following described real estate, situated in

Shelby County, Alabama,

to-wit:

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SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their 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:

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 and seal, this
day of , 19 88.

WITNESS:

Frank Anthony Lovoy, Jr.
Frank Anthony Lovoy, Jr. an unmarried man

Debra Ann Lovoy
Debra Ann Lovoy, an unmarried woman

State of
SHELBY

COUNTY

General Acknowledgement

I, *James Gary Pate*
hereby certify that Frank Anthony Lovoy, Jr.,
whose name is signed to the foregoing conveyance, and who

me on this day, that, being informed of the contents of the conveyance he
on the day the same bears date.

, a Notary Public in and for said County, in said State,

know to me, acknowledged before
executed the same voluntarily

Given under my hand and official seal this 29 day of April A. D., 19 88

J. Gary Pate
Notary Public

RETURN TO

BOOK 182 PAGE 197

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,
County.

This form furnished by
ALABAMA TITLE COMPANY, INC.

Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE
COMPANY

I, JAMES GARY PATE, a Notary Public in and for said County, in said State. hereby certify that Debra Ann Lovoy whose name 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 29 day of April, 1988.

J. Gary Pate
NOTARY PUBLIC

ATTACHMENT
Legal Description

A part of the SW 1/4 of NW 1/4 of Section 1, Township 21 South, Range 5 West, situated in Shelby County, Alabama, more particularly described as follows:

Begin at the Northwest corner of said SW 1/4 of NW 1/4 and run in an Easterly direction along the North boundary line of said quarter-quarter section a distance of 330 feet to the point of beginning; thence continue last described course a distance of 330 feet; thence turn right an angle of 133 deg. 48 min. in a Southwesterly direction a distance of 106.85 feet; thence turn right an angle of 32 deg. 48 min. a distance of 100.0 feet; thence turn right an angle of 13 deg. 24 min. a distance of 150 feet; thence turn right an angle of 90 deg. 00 min. a distance of 100 feet to point of beginning, according to survey of James W. Elliott, Registered Land Surveyor, dated March 18, 1978, minerals and mining rights excepted.

Subject to easements and rights of way of record and subject to Restrictive Covenants for Real Estate recorded in Miscellaneous Book 24 at pages 98-100, Office of Judge of Probate of Shelby County, Alabama.

This conveyance made pursuant to that Final Judgment of Divorce in the Circuit Court of Jefferson County, Alabama, in Civil Action Number DR88 500-510 CJN, dated February 16, 1988.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 MAY -2 AM 10:58

Thomas A. [Signature]
JUDGE OF PROBATE

1. Dead Tax	\$ 50
2. Mig. Tax	
3. Recording Fee	7 50
4. Indexing Fee	1 00
TOTAL	9 00

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