

This form furnished by:

167
Cahaba Title, Inc.

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This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P. O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:
(Name) Augusta S. Lovelady
(Address) 361 Parkway Circle
Montevallo, Alabama 35115

WARRANTY DEED

MINIMUM VALUE: \$1,000.00

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Donald H. Lovelady (also known as Don H. Lovelady) and wife, Augusta S. Lovelady (also known as Augusta Sims Lovelady) (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Augusta S. Lovelady

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:
Lot No. 29, Block No. 6 all according to Arden Subdivision to the Town of Montevallo, Alabama, and subject to the restrictions and covenants heretofore made by the Montevallo Development Company in the use of said lands heretofore made and which is shown of record in Deed Book 139 on page 269 in the office of the Judge of Probate of Shelby County, Alabama.

Lot 4 in Block "Q", according to Lyman's Addition to the town of Montevallo, as recorded in Map Book 3 Page 27 in the Probate Office of Shelby County, Alabama, (containing two houses).

SOURCE OF TITLE: Book 338, Page 860.

A part of Lot 32, according to the Original Plan of the Town of Montevallo, Alabama, more particularly described as follows: Commencing at the point of intersection of the SE line of Main Street with the SW line of North Boundary Street in said Town, and run thence in a Southwesterly direction along the Southeasterly line of Main Street a distance of 171 feet 11 inches to the Northernmost corner of the Donald H. Lovelady lot; thence run in a Southeasterly direction along said lot line and parallel with North Boundary Street a distance of 125 feet to the point of beginning of the parcel herein described; thence continue in the same direction and parallel with said North Boundary Street a distance of 175.00 feet to Island Street; thence run in a Southwesterly direction along the right-of-way of Island Street a distance of 53 feet 1 inch; thence run in a Northwesterly direction and parallel with North Boundary Street a distance of 175.00 feet to the Southernmost corner of said Lovelady lot; thence run Northeasterly along said line 53 feet and 1 inch, more or less, to the point of beginning.

Subject to easements and restrictions of record.

SOURCE OF TITLE: Book 331, Page 916.

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 2nd day of November, 19 89

Deed tax 100
250 (Seal)
300
100 (Seal)
7.50 (Seal)

Donald H. Lovelady (Seal)
Augusta S. Lovelady (Seal)
Augusta S. Lovelady (Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority in said State, hereby certify that Donald H. Lovelady and wife, Augusta S. Lovelady

a Notary Public in and for said County,

whose name(s) are signed to the foregoing conveyance, and who are is 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 2nd day of November, 19 89

8/93

Notary Public

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

89 NOV -2 AM 11:49

John A. Lovelady
JUDGE