

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Kathy W. Vogel
150 Davis Street
(Address) Montevallo, Alabama 35115

This instrument was prepared by

(Name) Jones & Waldrop

(Address) 1009 Montgomery Highway, Birmingham, Alabama 35216

Form 1-1-27 Rev. 1-88

282-93

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

Inst # 1993-35571

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Two Thousand Five Hundred and No/100 -----Dollars

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

Geraldine Lovelady, an unmarried woman

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

Kathy W. Vogel

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

See attached Exhibit A for legal description of the property which is incorporated herein for all purposes.

Subject to:

1. Taxes for the year 1994 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$40,375.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Geraldine Lovelady is the surviving grantee of deed recorded in Deed Book 290 page 689 in the Probate Office of Shelby County, Alabama; the other grantee, John Lovelady, having died on or about the 22nd day of Feb. 1993.

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11/10/1993-35571
10:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 13.50

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 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, I have hereunto set my hands(s) and seal(s), this 5th day of November, 1993

(Seal)

Geraldine Lovelady (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Geraldine Lovelady, an unmarried woman 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 5th day of November, A. D., 1993

My commission expires: 9-13-96

Notary Public.

EXHIBIT A

A parcel of land in the SW 1/4 of the NW 1/4 of Section 3, Township 24 North, Range 12 East Shelby County, Alabama, described as follows:

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run South 88 degrees 34 minutes East for 349.32 feet to point of beginning; thence North 08 degrees 53 minutes West for 97.04 feet; thence North 72 degrees 39 minutes West for 255.46 feet to the Southwesterly right of way line of Davis Street; thence South 18 degrees 19 minutes East for 98.35 feet to point of intersection with the Northwesterly right of way line of Montgomery Street; thence South 72 degrees 51 minutes West for 188.61 feet; thence South 73 degrees 48 minutes 29 seconds West for 82.66 feet to point of beginning; being situated in Shelby County, Alabama.

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