



**JEFFERSON TITLE CORPORATION**  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) STONE, PATTON, KIERCE & FREEMAN  
118 N. 18th Street  
(Address) Bessemer, Alabama 35020

SEND TAX NOTICE TO:  
Carolyn Bobo  
5725 Avenue O  
Birmingham, AL 35228

**WARRANTY DEED**

**STATE OF ALABAMA**  
JEFFERSON

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY-FIVE THOUSAND AND 00/100 (\$65,000.00)

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

GEORJANE LOVELESS BROGDEN, a married woman

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

CAROLYN BOBO

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

SHELBY

See Exhibit A attached hereto and made a part hereof the same as if fully set out in  
this conveyance.

This conveyance subject to:

- (1) Taxes for the year 1995 and subsequent years not yet due and payable
- (2) Right of Way to public in Deed 230, page 590; Deed 126 page 13; Deed 229, page 506; Deed 329, page 764; Real 65, page 817; Real 91, page 328 and as Instrument # 1994-27915
- (3) Easement to South Central Bell recorded in Deed 351, page 353
- (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 47, page 415
- (5) Public road right of way 20 feet in width across the North
- (6) 30 foot easement for ingress & egress and utilities on the West side

TO HAVE AND TO HOLD to the said grantees, 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 grantees, 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 grantees, 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

1st

day of August, 19 95

Isaac William Loveless was the surviving grantee of  
that certain deed recorded in Deed 91, page 328.

The other grantee, Ruth S. Loveless, having  
died on or about 7-14-91 (SEAL)

Isaac William Loveless was a single person  
at the execution of deed recorded in  
Instrument #1994-27915. (SEAL) (SEAL)

Isaac W. Loveless and Isaac William  
Loveless are one and the same person.

Georjane Lovess Brogdan hereby certifies (SEAL) (SEAL)  
that subject property does not constitute her homestead, or that of her spouse, as  
defined by Code of Alabama, Section 6-10-2.

STATE OF ALABAMA

JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned authority  
in said State, hereby certify that

a Notary Public in and for said County,

Georjane Loveless Brogdan

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 1st day of August, A.D. 19

95

My Commission Expires: 4-28-97

Carolyn S. Clay  
Notary Public

EXHIBIT "A"

A parcel of land being situated in the East 1/2 of the West 1/2 of the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West in Shelby County, Alabama, and being described as follows:

Commencing at the SW corner of the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West; thence South 89 deg. 09 min. 12 sec. East and run along the south line of said 1/4 section a distance of 588.87 feet; thence North 00 deg. 31 min. 28 sec. West and run a distance of 820.04 feet to the point of beginning; thence North 83 deg. 50 min. 45 sec. West and run a distance of 313.72 feet; thence North 01 deg. 41 min. 13 sec. West and run a distance of 478.99 feet; thence North 89 deg. 16 min. 33 sec. East and run a distance of 321.31 feet; thence South 00 deg. 31 min. 28 sec. East and run a distance of 516.50 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1995-20752

08/03/1995-20752  
09:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 28.50