



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

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

This instrument was prepared by

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

Inst # 1995-20752
08/03/1995-20752
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
28.50

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 grantee 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 grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

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 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 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 7-14-92 (SEAL)

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

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

Georjane Lovess Brogden hereby certifies (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
Georjane Loveless Brogden

a Notary Public in and for said County,

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 I. 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.

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002 MCD 28.50