

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

143 Main, P.O. Box 91  
Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Grady Scott Lovelady and  
(Name) Marlene H. Lovelady

(Address) 2068 Hwy 17  
Montevallo AL 35115

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ELEVEN THOUSAND and 00/100-----(\$11,000.00)----- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Gholamabbas Ascarzadeh and wife, Lourie Ascarzadeh  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Grady Scott Lovelady and wife, Marlene H. Lovelady

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of  
them in fee simple, the following described real estate situated in SHELBY County,  
Alabama to-wit:

Lot 3, in Block 6, according to Thomas' Addition to the Town of  
Aldrich, map of which was recorded in the Office of the Probate Judge  
of Shelby County, Alabama, on February 23, 1944, in Map Book 3 page  
52, being known as Dwelling House No. 44 of the former Montevallo  
Coal, Mining Company of Aldrich, Alabama; being situated in Shelby  
County, Alabama.

SUBJECT TO:

Property Taxes for 1995 and subsequent years.

Mineral and Mining Rights are Not Insured.

Building setback lines and public easements as shown by plat.

Transmission Line Permit granted to Alabama Power Company as  
set out by Deed Book 118 page 134 in Probate Office.

Easement for water and sewer lines as set out in Deed Book 124 page  
108 in Probate Office.

Subject to utility easements as set out in Deed Book 119 page 201  
in Probate Office.

Subject to utility easements as set out in Deed Book 119 page 201  
in Probate Office.

Any loss and/or claim which may result from the fact that a mobile  
home rests on the subject property and that it is not presently  
attached to the land or that it might at some later time be severed  
from the land.

1995-33093

11/16/1995-33093  
10:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
19.50

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,  
then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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 GRANTEES, their heirs and assigns forever, against  
the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 10th  
day of NOVEMBER, 19 95.

WITNESS

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Gholamabbas Ascarzadeh (Seal)

Lourie Ascarzadeh (Seal)

Lourie Ascarzadeh (Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Gholamabbas Ascarzadeh and wife, Lourie Ascarzadeh  
whose name s are signed to the foregoing conveyance, and who are 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 10th day of November A.D., 19 95

My Commission Expires 9/97

Notary Public