

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Margaret Louise Lovelady  
(Name)

(Address) 735 Morgan St  
Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

**WARRANTY DEED**

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,  
Horace R. Eddings, Jr. and wife, Tina O. Eddings, Margaret Louise Lovelady (f/k/a Margaret Louise Boothe), a married woman and Charles Finley, a married man  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Margaret Louise Lovelady

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

Commence at the northwest corner of the SW 1/4 of the SE 1/4 of Section 3, Township 22 south, Range 4 west, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter a distance of 240.94'; thence turn 59 degrees 22 minutes 54 seconds left and run southeasterly a distance of 397.85' to the point of beginning of the property being described; thence continue along last described course a distance of 271.03' to a point on the westerly margin of Shelby County Highway No. 54; thence turn 93 degrees 25 minutes 37 seconds left to chord and run northeasterly along the chord of a small highway curve a chord distance of 122.35' to a point; thence turn 86 degrees 48 minutes 44 seconds left from chord and run north-westerly a distance of 269.47' to a steel pin corner; thence turn 92 degrees 28 minutes 49 seconds left and run southwesterly a distance of 121.23' to the point of beginning, containing 0.69 of an acre.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not insured.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF MARGARET LOUISE LOVELADY, CHARLES FINLEY, NOR THAT OF THEIR SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

ROLAND BOOTHE, THE JOINT GRANTEE IN DEED RECORDED IN DEED BOOK 331, PAGE 17, DIED ON THE 15th DAY OF August, 1982, LEAVING MARGARET LOUISE LOVELADY (F/K/A MARGARET LOUISE BOOTHE) TO SURVIVE HIM.

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 29th  
day of January, 1996

Horace R. Eddings, Jr. (Seal)

Tina O. Eddings (Seal)

Tina O. Eddings (Seal)

Margaret Louise Lovelady (Seal)  
Margaret Louise Lovelady (f/k/a Margaret Louise Boothe)

Charles Finley (Seal)

Charles Finley (Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority  
in said State, hereby certify that Horace R. Eddings, Jr. and wife, Tina O. Eddings, a Notary Public in and for said County.

whose name(s) are signed to the foregoing conveyance, and who are ~~XX~~ 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 29th day of January, 1996

My Commission Expires: 9/97

M A Spears  
Notary Public

Inst # 1996-04020

02/07/1996-04020  
11:31 AM CERTIFIED  
COUNTY JUDGE IF PROBATE  
15.00

02/07/1996-04020  
11:31 AM CERTIFIED  
COUNTY JUDGE IF PROBATE  
15.00

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARGARET LOUISE LOVELADY, f/k/a MARGARET LOUISE BOOTHE**, 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 29<sup>th</sup> day of Jan, 1996.

*C. A. Spear*

Notary Public

My Commission Expires: 9/97

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CHARLES FINLEY**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29<sup>th</sup> day of Jan, 1996.

*R. Michael K. Adams*

Notary Public

My Commission Expires: 5-17-99

Inst # 1996-04020

02/07/1996-04020  
11:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

002 NCD

15.00