

SEND TAX NOTICE TO:

(Name) Grady Scott Lovelady

(Address) 2068 Highway 17

Montevallo, Al. 35115

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-8 Rev. 108
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifteen Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we.

Dan L. Howard and wife, Patricia A. Howard
(herein referred to as grantors) do grant, bargain, sell and convey unto
Grady Scott Lovelady and wife, Marlene Hocutt Lovelady

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Commence at the SW corner of Lot 14 of the original map of Montevallo said point being the Southwest right of way of Alabama Highway 119 (Broad Street) and the Northeast right of way of West Street; thence South 45 degrees 00 minutes 00 seconds West 35.01 feet to the Southeast right of way of West Street; thence along said R.O.W. North 44 degrees 31 minutes 03 seconds West 63.43 feet to the point of beginning; thence continue along said street North 44 degrees 31 minutes 03 seconds West 119.14 feet to a found 5/8 inch rebar being the same as shown on a survey of Frank B. Garrett, Jr., Reg. No. 9500 and being the Northeast corner of the A.M.E. Church lot by same above referenced survey; thence South 39 degrees 20 minutes 41 seconds West 174.89 feet to a found capped iron (Garrett .9500) and being on the easterly boundary of the A.M.E. Church as per the above referenced Garrett survey; thence South 39 degrees 30 minutes 52 seconds East 99.62 feet in alignment with a found Garrett iron; thence North 45 degrees 51 minutes 36 seconds East 182.58 feet to the point of beginning.

According to the survey of Michael G. Moates, dated October 21, 1998.

This deed is given to correct the legal description contained in that certain deed recorded in Instrument #1998-5669, in Probate Office of Shelby County, Alabama.

02/09/1999-05490
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 TMS 22.30

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, WE have hereunto set our hand(s) and seal(s), this 30th

day of October, 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

Dan L. Howard

Dan L. Howard

(Seal)

(Seal)

Patricia A. Howard

Patricia A. Howard

STATE OF ALABAMA
Shelby

COUNTY

the undersigned authority

I, Dan L. Howard and Patricia A. Howard, a Notary Public in and for said County, in said State,

hereby certify that ARE signed to the foregoing conveyance, and who are known to me, acknowledged before me

whose name they executed the same voluntarily

on this day, that, being informed of the contents of the conveyance

on the day the same bears date.

Given under my hand and official seal this 30th day of October, 19 98

Dan L. Howard

Notary Public

Inst # 1999-05490