

95,000

# WARRANTY DEED

Inst # 1999-39612

✓ This instrument was prepared by  
✓ Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notices to:

Nathan Stamps  
150 Stamps Junction  
Montevallo, AL 35115

Inst # 1999-28634

State of Alabama)  
County of Shelby)

07/08/1999-28634  
10:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NYS 14.50

Know all men by these presents, that in consideration of ninety-five thousand and 00/100 dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, THE ESTATE OF VIRGINIA MAE LOVELADY SIMS, by Billy Joe Lovelady and Charles Lovelady, her personal representatives appointed by the Probate Court of Shelby County Alabama, in case 38:148, of 29 Falcon Lane, Apt 40, Montevallo, AL 35115, does grant, bargain, sell, and convey unto NATHAN STAMPS of 150 Stamps Junction, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

The W 1/2 of the NW 1/4 of the NW 1/4 of §2, Twp 22S, R4W.

A strip of land N of the Montevallo and Boothton road (Shelby County Highway 10) beginning at the SE corner of John Lovelady's land, running S about 69 yards to the center of said road; thence W to where the 40 line crosses the road; thence N along the 40 line to a point due W of the beginning; thence E to the point of beginning, being the same property conveyed by Lewis Lawley and wife to John Lovelady on January 25, 1945, via a deed recorded in deed book 122, page 81 of the Shelby County Probate Office.

Mineral rights are reserved by the grantor.

Source of title: Warranty deeds executed 03 December 1981 and recorded 07 December 1981 at book 336, page 689 of the Shelby County Probate Office, and 26

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April 1966 and recorded 02 June 1966 at book 242, page 594 in the Shelby County Probate Office.

Subject to: ① Permits to Alabama Power Company recorded in deed book 129, page 184; deed book 104, page 178; deed book 107, page 478 and deed book 121, page 184 in the Shelby County Probate Office. ② Right of way to Shelby County recorded in deed book 135, page 275 in the Shelby County Probate Office. ③ Title to minerals underlying conveyed lands with mining rights and privileges belonging thereto as reserved in deed book 122, page 81.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, his heirs and assigns forever.

The estate of Virginia Mae Lovelady Sims, does for itself and for its administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, the estate of Virginia Mae Lovelady Sims, by and through its personal representatives Billy Joe Lovelady and Charles Lovelady, has set its hand and seal, this 23 June 1999.

Witness:

Steven Sears

Billy Joe Lovelady (Seal)  
The estate of Virginia Mae Lovelady Sims,  
by Billy Joe Lovelady

Steven Sears

Charles Lovelady (Seal)  
The estate of Virginia Mae Lovelady Sims,  
by Charles Lovelady

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **BILLY JOE LOVELADY AND CHARLES LOVELADY, WHOSE NAMES AS PERSONAL REPRESENTATIVES OF THE ESTATE OF VIRGINIA MAE LOVELADY SIMS, and as individuals in their own right, are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, and with full power and authority so to do, they executed the same voluntarily on the day the same bears date.**

Given under my hand and official seal this 23 June 1999.



My Notarial Commission Expires March 7, 2002

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