

This property does not constitute
homestead for the Grantor.

Send Tax Notice:
Grady Scott Lovelady

STATE OF ALABAMA

SHELBY COUNTY

)
)
)

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty Thousand & 00/100 dollars (\$40,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Laura Joyce Brannon**, a single person, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Grady Scott Lovelady and wife, Marlene Hocutt Lovelady**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

See Attached Exhibit "A".

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

Inst # 2000-01233

01/11/2000-01233
01:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HNS 53.50

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 29 day of December, 1999 at Duval County Florida.

GRANTOR

X Laura Joyce Brannon
Laura Joyce Brannon
USNR# DD536627390

STATE OF FLORIDA)
COUNTY OF DUVAL)

ACKNOWLEDGMENT

I, Bonnie S. Feazel, a Notary Public for the State at Large, hereby certify that the above posted name, Laura Joyce Brannon which is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29th day of December, 1999.



Bonnie S. Feazel
MY COMMISSION # CC812733 EXPIRES
February 28, 2003
BONDED THRU TROY FAIN INSURANCE CO., INC.

Bonnie S. Feazel
NOTARY PUBLIC
My Commission Expires: 2/28/03

THIS INSTRUMENT WAS PREPARED BY:
CHRISTOPHER R. SMITHERMAN, ATTORNEY AT LAW
831 ISLAND STREET
POST OFFICE BOX 261
MONTEVALLO, ALABAMA 35115
(205) 665-4357

EXHIBIT "A"

A parcel of land located in the SW 1/4 of the NE 1/4, the SE 1/4 of the NW 1/4, the NE 1/4 of the SW 1/4, and the NW 1/4 of the SE 1/4, all in Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the SE corner of said SW 1/4 of the NE 1/4; thence in a Northerly direction, along the East line of said 1/4 1/4 Section, a distance of 293.23 feet; thence 87 deg. 58 min. 40 sec. left, in a Westerly direction a distance of 2395.06 feet to a point on the Southeasterly right of way line of Shelby County Highway No. 17, said point also being on a curve to the left, said curve having a radius of 676.24 feet and a central angle of 26 deg. 27 min. 23 sec.; thence 75 deg. 01 min. 34 sec. left to tangent of said curve; thence along arc of said curve, in a Southwesterly and then Southeasterly direction, along said right of way line, a distance of 312.25 feet to end of said curve; thence continue in a Southeasterly direction along said right of way line, a distance of 49.15 feet; thence 78 deg. 31 min. 03 sec. left, in an Easterly direction, a distance of 2407.33 feet to a point on the East line of said NW 1/4 of the SW 1/4; thence 92 deg. 01 min. 20 sec. left, in a Northerly direction along said East line, a distance of 64.51 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to a 100 foot Southern Railroad right of way.

LESS AND EXCEPT:

A lot or parcel of land in the S 1/2 of the SE 1/4 of the NW 1/4, Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, described more particularly as follows: From the SW corner of said 1/4 1/4 Section, run North along the West 1/4 1/4 line for 289.2 feet; thence run East and parallel to the North 1/4 1/4 line for 248.1 feet to a point on the East right of way line of Shelby County Road No. 17, and the point of beginning of subject parcel of land, from said point thus established, run Southerly along said right of way line for 98.2 feet to a point on the Northerly margin of a field road; thence deflect an angle to the left of 101 deg. 57 min. and run Easterly along said road margin for 316 feet to a point in the center of a creek; run thence Northeasterly along said center of said creek for 131 feet; thence run West and parallel to the North 1/4 1/4 line for 382.6 feet to a point on said right of way line; run thence Southerly along said road right of way for 60 feet and back to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the SW corner of S 1/2 of SE 1/4 of NW 1/4 of Section 8, Township 22 South, Range 3 West; thence North 289.2 feet; thence East 248.1 feet to the East right of way of a county road; thence right 99 deg. 16 min. 01 sec. and run 98.2 feet to the point of beginning; thence left 101 deg. 57 min., and run Northeasterly 316.0 feet to the center of a creek; thence run Southwesterly along the center of said creek, 100 feet more or less; thence run Southwesterly and parallel above described North property line, 225.0 feet, more or less; thence run Northeasterly 100.0 feet to the point of beginning; being situated in Shelby County, Alabama.

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