

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Scott & Marlene Lovelady
P.O. Box 197
Montevallo, Alabama 35115

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 **Thirty-Seven Thousand Eight Hundred & 00/100 Dollars (\$37,800.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Denise B. Bevis, a widow, is the surviving grantee of that certain Jointly for Life with Remainder to Survivor Warranty Deed, recorded in Book 337, Page 461 in the Probate Office of Shelby County, Alabama; the other grantee, Charles A. Bevis, having died on or about the 13th day of APRIL, 2000, 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:**

A parcel of land located in the NE¼ of SW¼ and the NW¼ of SE¼ of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
Commence at the NE corner of the NW¼ of SE¼; thence in a Southerly direction along the East line of said ¼-¼ Section a distance of 64.51 feet; thence 92 degrees 01 minute 20 seconds right for a distance of 1036.33 feet to a point on the West line of Southern Railroad 100 feet right of way being the point of beginning of the herein described parcel; thence continue Westerly on same line for a distance of 1371 feet to a point on the East right of way line of County Road 17 (a previously established iron pin); thence in a Southeasterly direction along the East right of way line of County Road 17 (turning an angle to the left of 102 degrees 39 minutes 50 seconds for a distance of 372.85 feet on a chord) to a point on the East right of way of said road (previously established iron pin); thence turn an angle of 77 degrees 20 minutes 10 seconds to the left for a distance of 891.00 feet to a point on the West right of way line of Southern Railroad; thence run Northeasterly along said railroad right of way line for a distance of 539.4 feet back to the point of beginning; being situated in Shelby County, Alabama.

This conveyance also includes all rights conveyed by virtue of the easement referenced in the prior deed found at Book 337, Page 461, in the Probate Office of Shelby County, Alabama.

Note: This property does not constitute homestead for the Grantor.

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.

12/11/2000-42545
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 52.00

Inst # 2000-42545

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 6th day of December, 2000 at 831 Island Street, Montevallo, Alabama 35115.

GRANTORS

Denise B. Bevis (L.S.)
Denise B. Bevis

STATE OF ALABAMA)

) **ACKNOWLEDGMENT**

SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Denise B. Bevis, which is signed to the foregoing 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 6th day of December, 2000.

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 5/13/04

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