

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Shelby }

176,050.⁰⁰

THIS WARRANTY DEED, made and entered into on this, the 9th day of February, 2001, by
and between Anthony R. Lovell and Mollie C. Lovell, husband and wife, as part 1e of the first part, and
J. Suzanne Shinn and Richard A. Shinn

as parties of the second part;

WITNESSETH: That the said part 1e of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said parties of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do es by these presents give, grant, bargain, sell, convey and confirm unto the said part 1e of the second part

the following described real estate, situated in the County of ~~Jefferson~~ ^{Shelby}, State of Alabama, to-wit:

Lot 44, according to the Survey of Riverchase West Dividing Ridge, First Addition, as recorded in Map Book 7, page 3, in the Probate Office of Shelby County, Alabama.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said parties of the second part,

\$156,818.00 of the purchase price recited above was paid from a mortgage loan

closed simultaneously herewith.

\$19,388.00 of the purchase price recited above was paid from a second mortgage loan

closed simultaneously herewith.

AND THE SAID parties of the first part hereby covenant s with and represent s unto the said parties of the second part, their heirs and assigns, that they are seized in fee of the above described property; that they have a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 2001 which are due and payable October 1, 2001 and that they will forever warrant and defend the title to the same and the possession thereof unto the said part 1e of the second part, their heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seal s on the day and year first above written.

Anthony R. Lovell (Seal)
Anthony R. Lovell

Mollie C. Lovell (Seal)
Mollie C. Lovell

03/07/2001-08115
02:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 15.00

Inst # 2001-08115

THE STATE OF Alabama }
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Anthony R. Lovell married to Mollie C. Lovell (fill in marital status) 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 seal this the 9th day of February, 2001.

Sherry D. Jones (Seal)
Notary Public

THE STATE OF Alabama }
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mollie C. Lovell married to Anthony R. Lovell (fill in marital status) 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 seal this the 9th day of February, 2001.

Sherry D. Jones (Seal)
Notary Public

Prepared by: Cheryl Jones, (781) 871-4500, 120 Longwater Drive, Norwell, MA 02061

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