

6686

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

HENRY L. LOVOY
289 OLD CAHABA TRAIL
HELENA, AL. 35080

Inst # 2001-54823

12/14/2001-54823
08:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 119.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY TWO THOUSAND and 00/100 (\$172,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KEVIN M. SCHAMBEAU and STEPHANIE N. SCHAMBEAU, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto HENRY L. LOVOY and LYNNE H. LOVOY, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 102, ACCORDING TO THE MAP OF OLD CAHABA, WINTER CREST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 69, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1,2002.
2. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 61, PAGE 164.
5. RIGHT(S) OF WAY TO BELL SOUTH, AS RECORDED IN INSTRUMENT #1998-26454.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 247, PAGE 853; DEED BOOK 131, PAGE 447 AND DEED BOOK 139, PAGE 238.
7. ROADWAY EASEMENT AS SET OUT IN DEED BOOK 133, PAGE277.

- 8. RIGHT(S) OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 155, PAGE 331; DEED BOOK 155, PAGE 425 AND LIS PENDENS BOOK 2, PAGE 165.
- 9. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1998-29995; INSTRUMENT #1998-29993; INSTRUMENT #1998-17459 AND INSTRUMENT #1998-19220.
- 10. OIL, GAS AND MINERAL LEASE AS SET OUT IN DEED BOOK 321, PAGE 269.

\$67,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, exccutors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully scized 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, exccutors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KEVIN M. SCHAMBEAU and STEPHANIE N. SCHAMBEAU, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of November, 2001.

Kevin M. Schambeau
KEVIN M. SCHAMBEAU

Stephanie N. Schambeau
STEPHANIE N. SCHAMBEAU

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KEVIN M. SCHAMBEAU and STEPHANIE N. SCHAMBEAU, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of November, 2001.

[Signature] Inst # 2001-54823
Notary Public

My commission expires: 9.29.01

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