

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

Send Tax Notice:  
Grady Scott Lovelady  
Marlene Hocutt Lovelady  
P.O. Box 197  
Montevallo, AL 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 **Three Hundred and Fifty-Five Thousand & 00/100 Dollars (\$355,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Timothy Edward Bragg and wife, Virginia A. Bragg**, 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:

**Parcel I**

Commence at the SW corner of the SE ¼ of the NW ¼ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 89 degrees 59 minutes 30 seconds East along the South line of said ¼-¼ a distance of 40.75 feet to a set rebar corner and the point of beginning of the property begin described; thence run North 89 degrees 58 minutes 17 seconds East along said ¼-¼ line a distance of 141.54 feet to a found old iron corner of the West margin of Alabama Highway No. 119; thence run North 14 degrees 18 minutes 47 seconds West along said margin of said Highway a distance of 462.29 feet to a found old iron corner; thence run South 59 degrees 57 minutes 32 seconds West a distance of 287.57 feet to a set rebar corner; thence run South 28 degrees 55 minutes 39 seconds East along an existing chain link security fence a distance of 413.94 feet to a set rebar corner on a property line curve to the right having a central angle of 83 degrees 55 minutes 31 seconds and a radius of 78.06 feet; thence run Southeasterly along the arc of said curve an arc distance of 114.35 feet to the point of beginning; being situated in the SW¼ of the NW¼ and the SE¼ of the NW¼ of Section 23, Township 2 South, Range 3 West, Shelby County, Alabama.

Subject to any and all rights of way, easements, restrictions, limitations and/or omissions of probated record and/or applicable law.


**Note: This Property does not constitute homestead property for the Grantor nor the Grantee.**

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.

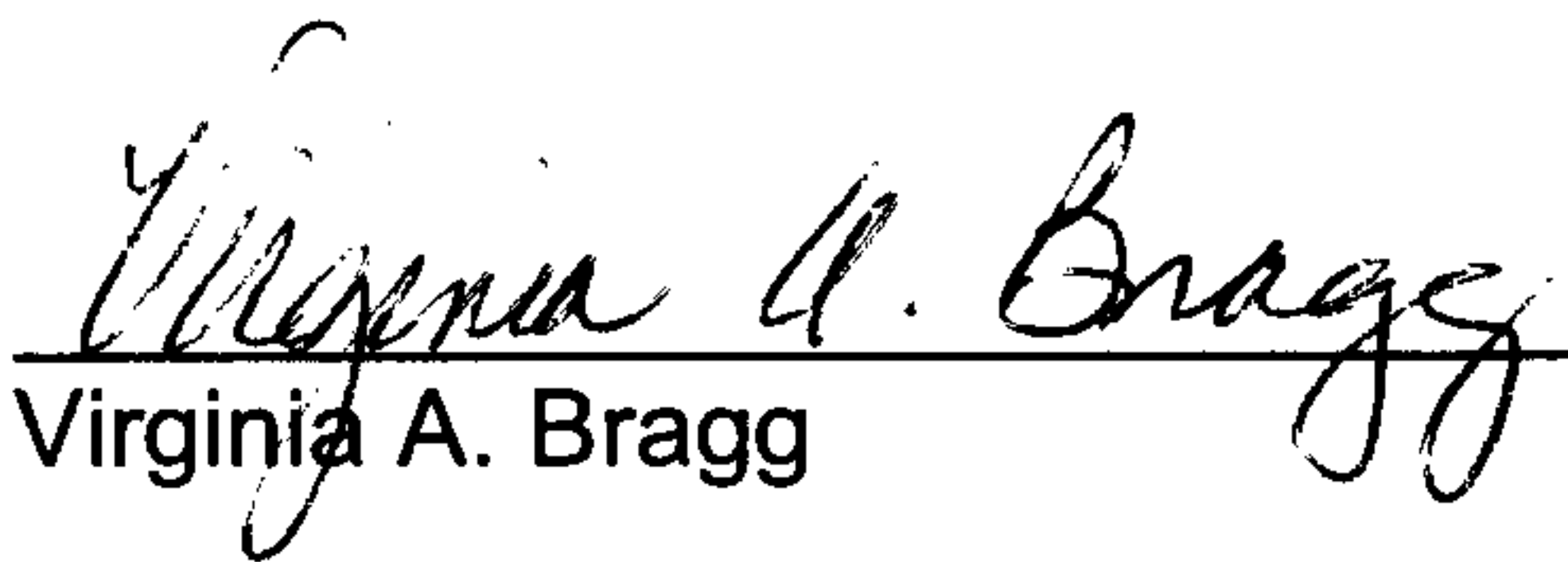
The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise 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.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 28<sup>th</sup> day of June, 2002.

GRANTORS

  
Timothy Edward Bragg

(L.S.)

  
Virginia A. Bragg

(L.S.)

STATE OF ALABAMA

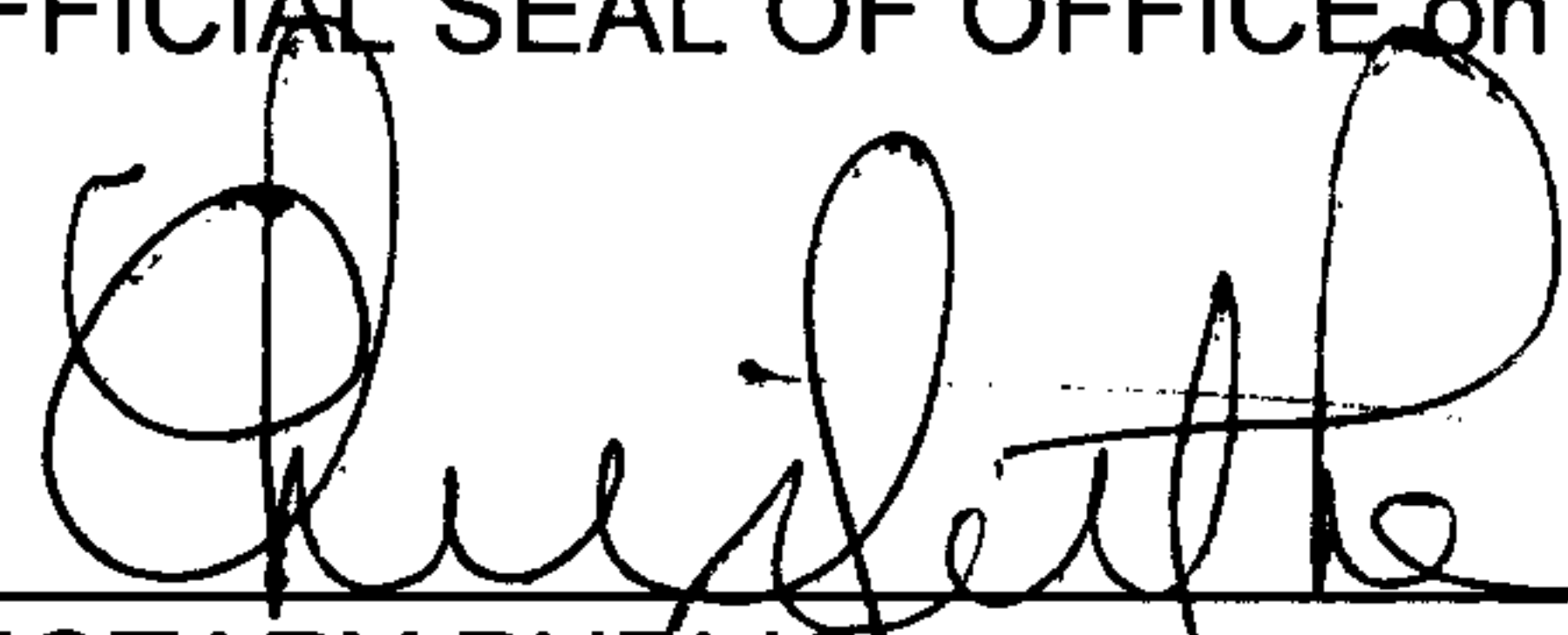
SHELBY COUNTY

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ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, *Timothy Edward Bragg and Virginia A. Bragg*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28<sup>th</sup> day of June, 2002.

  
NOTARY PUBLIC  
My Commission Expires: 5/13/07