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

Send Tax Notice: The Peoples Bank and Trust Company 310 Broad Street Selma, AL 36702

20020920000454230 Pg 1/2 164.00
Shelby Cnty Judge of Probate, AL
09/20/2002 11:37:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grady Scott Lovelady and Marlene Hocutt Lovelady, husband and wife, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto The Peoples Bank and Trust Company, an Alabama Corporation, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at a point where NE boundary of North Boundary Street intersects the NW boundary of Main Street and run along the NW boundary of Main Street on a Northeasterly direction 244.00 feet to the point of beginning; thence continue North along this line 86.00 feet; thence turn an angle of 90 degrees 00minutes to the left for 150.00 feet; thence turn left an angle of 90 degrees 00minutes to the left for 86.00 feet; thence turn an angle of 90 degrees 00minutes to the left for 150.00 feet to the point of beginning; being situated in the S½ of the SW¼ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to any and all agreements, covenants, restrictions and/or limitations of record including but not limited to an agreement, covenants, restrictions and/or limitations concerning a pecan tree and its produce and its condition as set out in Deed Book 281 page 426 in Probate Office.

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

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 13<sup>th</sup> day of September, 2002.

**GRANTORS** 

Grady/Scott Lovelady

Marlene Hocutt Lovelady

STATE OF ALABAMA	ACKNOWLEDGMENT	
SHELBY COUNTY		
1, Chris Smithern a Notary Public for the State at Large, hereby certify		
that the above posted names, Grady Sco	ott Lovelady and Marlene Hocutt Lovelady, who are known to me, acknowledged before	

GIVEN UNDER MY HAND AND OFFICIAL SBAL OF OFFICE on this the 13<sup>th</sup> day of <u>September</u>, 2002.

me on this day that, being informed of the contents of the Deed, that said persons

NOTARY PUBLIC

My Commission Expires:
\_\_\_\_\_

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