

This instrument was prepared by
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Send Tax Notice to: John Roper and
(Name) Patricia G. Roper
(Address) P.O. Box 702
Montevallo AL 35115

Corporation Form Warranty Deed

STATE OF ALABAMA)
SHELBY COUNTY)

20040527000284940 Pg 1/1 18.50
Shelby Cnty Judge of Probate, AL
05/27/2004 15:02:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS AND 00/100 (\$125,000.00)** to the undersigned grantor, **LOVELADY PROPERTIES, L.L.C.**, a limited liability corporation (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **JOHN ROPER and wife, PATRICIA G. ROPER** (herein referred to as GRANTEES), the following described real estate situated in **SHELBY County, Alabama**, to-wit:

A parcel of land lying in the Northeast Quarter of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 3, thence North 00 degrees 51 minutes 03 seconds East a distance of 721.06 feet to a point on the northerly right of way of Alabama Highway 25; thence North 81 degrees 47 minutes 44 seconds West along said northerly right of way a distance of 547.75 feet to a 1/2" rebar set and the Point of Beginning; thence continue North 81 degrees 47 minutes 44 seconds West along said northerly right of way a distance of 145.39 feet to an iron pin found; thence North 00 degrees 35 minutes 23 seconds East a distance of 235.02 feet to an iron pin found; thence South 81 degrees 25 minutes 54 seconds East a distance of 145.36 feet to a 1/2" rebar set; thence South 00 degrees 33 minutes 12 seconds West a distance of 234.11 feet to the Point of Beginning.

According to the survey of Rodney Shiflett, dated April 4, 2004.

SUBJECT TO:

- Taxes for 2004 and subsequent years. 2004 ad valorem taxes are a lien but not due and payable until October 1, 2004.
- Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Transmission line permit to Alabama Power Company recorded in Deed Book 109, Page 200.
- Any part of caption lands lying within the right of way of Alabama Highway #25.
- Right of way by State of Alabama under condemnation order recorded in Real Book 372, Page 402.
- Subject to sanitary sewer easement to the City of Montevallo as shown in deed recorded in Instrument No. 2000-20919.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN, ON EVEN DATE HERewith, IN FAVOR OF CENTRAL STATE BANK, IN THE SUM OF \$ 117,750.00.

TO HAVE AND TO HOLD to the said GRANTEE, his successors and assigns forever. And said GRANTOR does for itself, it successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by **Grady Scott Lovelady**, its Member who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of May, 2004.

LOVELADY PROPERTIES, L.L.C.

Marlene Hocutt Lovelady
By: Marlene Hocutt Lovelady
Its: Member

LOVELADY PROPERTIES, L.L.C.

Grady Scott Lovelady
By: Grady Scott Lovelady
Its: Member

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Grady Scott Lovelady and Marlene Hocutt Lovelady** whose names as **Members of Lovelady Properties, L.L.C.**, a limited liability corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said limited liability corporation.

Given under my hand and official seal, this the 27th day of May, 2004.

Sandy Johnson
Notary Public
My Commission Expires: 2/13/07