

This instrument was prepared by:
Joe Ausman
Ausman, Keyes & Keyes, P.C.
720 North 18th Street
Bessemer, AL 35020

Send Tax Notice to:
Jesse H. Lovett &
Joy Lovett &
Pauline Hughes

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 ^{Five Thousand 5000.00} (\$1.00) Dollar and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, George D. Click, a single man, (herein referred to as grantor, whether one or more), grants, bargains, sells and conveys unto Jesse H. Lovett and wife, Joy Lovett (an undivided one-half interest) and Pauline Hughes, a single woman, (an undivided one-half interest), as tenants in common, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 106 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the northerly right of way line of 2nd Place and the westerly right of way line of Fallon Avenue, said right of way lines as shown on the map of the Dedication of the streets and easements, Town of Siluria, Alabama; thence northwesterly along said right of way line of 2nd Place for 150.09 feet to the point of beginning; thence 88 deg. 36 min. 52 sec. Right and run northeasterly for 78.07 feet; thence 90 deg. 06 min. 49 sec. Left and run northwesterly for 78.99 feet; thence 89 deg. 55 min. 24 sec. Left and run southwesterly for 76.01 feet to a point on the northerly right of way line of 2nd Place; Thence 88 deg. 36 min. 39 sec. Left and run southeasterly along said right of way line of 2nd Place for 79.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to: existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Subject to existing mortgage of record dated May 22, 2000 between George D. Click, as mortgagor and Jesse H. Lovett and wife, Joy Lovett and Pauline Hughes, as mortgagees, in the original amount of \$35,000.00 as recorded on June 2, 2000 at Inst. #2000-18154, Office of Judge of Probate, Shelby County, Alabama.

Recital: This deed is executed in lieu of foreclosure.

This instrument prepared without benefit of survey and title examination.

Recital: It is the intent of the herein Grantor and Grantees that the existing mortgage, as stated above, survive this transfer and not be merged herein by this transfer and that all rights and protections afforded to the parties to said mortgage be preserved and retained by said parties and said mortgage shall remain of record.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of July, 2004.

George D. Click (Seal)
GEORGE D. CLICK

STATE OF ALABAMA
SHELBY COUNTY

I, Gregory Wolchok, a Notary Public in and for said County, in said State, hereby certify that George D. Click, a single man, 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 official seal this 22nd day of July, 2004.

Gregory Wolchok
NOTARY PUBLIC
My commission expires: NOVEMBER 11, 2008
MY COMMISSION EXPIRES