20070118000027240 1/3 $88.50
Shelby Cnty Judge of Probate,AL
01/18/2007 11:44:15AM FILED/CERT

This Instrument was Prepared by:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
P.O. Box 261
Montevallo, AL 35115
(205) 665-4357

Send Tax Notice:
Grady Scott Lovelady
Marlene Hocutt Lovelady
PO Box 197
Montevallo, AL 35115

STATE OF ALABAMA)
) **WARRANTY DEED: JOINT TENANCY**
SHELBY COUNTY) **WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Seventy-One Thousand Three Hundred & 00/100 dollars ($71,300.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Annie Lucile Lovelady, a single person,** 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:

See attached Exhibit "A"

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

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.

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IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 27th day of December, 2006.

GRANTOR

Annie Lucile Lovelady (L.S.)
Annie Lucile Lovelady

STATE OF Georgia)
COUNTY OF Cobb)

ACKNOWLEDGMENT

I, Melissa Dodge, a Notary Public for the State at Large, hereby certify that the above posted name, *Annie Lucile Lovelady* which is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 27th day of December, 2006.

Melissa A. Dodge
NOTARY PUBLIC
My Commission Expires: 10-23-10

MELISSA A DODGE
Notary Public
Cobb County
State of Georgia
My Commission Expires Oct 23, 2010

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ALTA Commitment (1982)

First American Title Insurance Company

SCHEDULE A – LEGAL DESCRIPTION

Agent's File No.: 155963

A parcel of land located in the Northwest ¼ of the Southwest ¼ of the South ½ of the Southeast ¼ of the Northwest ¼ and the Northeast ¼ of the Southwest ¼, all in Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northwest corner of said Northwest ¼ of Southwest ¼; thence in a Southerly direction, along the West line of said ¼ - ¼ section, a distance of 326.94 feet; thence 87 deg. 47 min. 49 sec. left in an Easterly direction a distance of 1524.95 feet to a point on the Southwest right of way line of Shelby County Highway No. 17, said point being on a curve to the right, said curve having a radius of 2904.51 feet and a central angle of 1 deg. 38 min. 43 sec.; thence 103 deg. 12 min. 43 sec. left to tangent of said curve; thence along arc of said curve along said right of way, in a Northwesterly direction, a distance of 83.40 feet to the end of said curve; thence continue in a Northwesterly direction, along said right of way, a distance of 213.7 feet to the beginning of a curve to the right, said curve having a radius of 756.24 feet and a central angle of 23 deg. 33 min. 24 sec.; thence along arc of said curve in a Northeasterly direction along said right of way, a distance of 310.92 feet to end of said curve; thence 104 deg. 09 min. 39 sec. left, measured from tangent of said curve in a westerly direction, a distance of 164.82 feet to a point on the West line of the South ½ of the Southeast ¼ of the Northwest ¼ of said Section 8; thence 90 deg. left in a Southerly direction along said West line, a distance of 266.80 feet to the Northeast corner of the Northwest ¼ of the Southwest ¼ of said Section 8; thence 92 deg. 10 min. 15 sec. right in Westerly direction along the North line of said ¼ - ¼ section, a distance of 1323.33 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; Shelby County, Alabama.

Less and Except

A lot or parcel of land lying and being situated in the South ½ of the Southeast ¼ of the Northwest ¼ of Section 8, Township 22 South, Range 3 West, and in the Northeast ¼ of the Southwest ¼ of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of the South ½ of the Southeast ¼ of the Northwest ¼ and run South 12.9 feet to a point on a fence; thence left an angle of 86 deg. 26 min. and run Easterly along a fence for 66 feet; thence right an angle of 87 deg. 31 min. and run Southerly 38.1 feet; thence left an angle of 91 deg. 13 min. and run Easterly along a fence 86 feet to a point of intersection with the Westerly right of way of County Road No. 17; thence run Northerly along said road right of way line (a curve concave to the right) for 318.0 feet, more or less; thence run West and parallel to the North ¼ - ¼ line for 164.82 feet; thence left an angle of 90 deg. 00 min. and run South 200.8 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Shelby County, AL 01/18/2007
State of Alabama

Deed Tax:$71.50