This instrument prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:	01/05/2006 02:20:10P	77 (
Henry L. Lovoy		
5950 Hwy. 17		
Helena, AL 3508	0	

STATUTORY WARRANT	ΓΥ DEE	D (Joint Tenants With Rights of Survivorship)
STATE OF ALABAMA	)	
COUNTY OF SHELBY	)	KNOW ALL MEN BY THESE PRESENTS:

That in consideration of

My Commission Expires: 4/21/08

Two Hundred Thirty-Nine Thousand Nine Hundred and No/100 (\$239,900.00) Dollars and other good an valuable consideration to the undersigned

Regions Bank d/b/a AmSouth Bank (Grantor),

in hand paid by Henry L. Lovoy and Stacy M. Lovoy (Grantees),

the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantees, as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the real estate situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

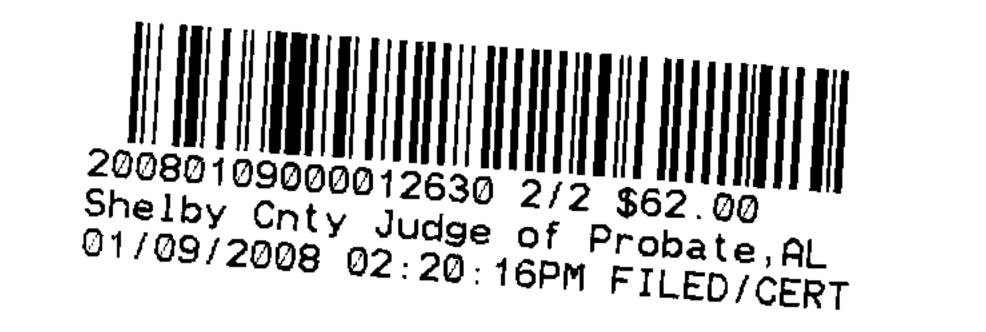
Subject to current taxes, easements and restrictions of record.

- \$ 191,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.
- \$ 48,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. Grantor does for itself, its successors and assigns, covenant with said Grantees that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, Grantor, Regions Bank d/b/a AmSouth Bank, has caused this conveyance to be executed by its duly authorized <u>Vice-President</u> this <u>28th</u> day of <u>December</u>, 2007.

Shelby County, AL 01/09/2008 State of Alabama	Regions Bank d/b/a AmSouth Bank
Deed Tax: \$48.00	By: 1 1 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1
	William D. Beaird, Vice-President
STATE OF ALABAMA )	
(	Corporate Acknowledgement
COUNTY OF <u>JEFFERSON</u> )	
certify that William D. Beaird Regions Bank d/b/a AmSouth Bank	ary Public in and for said County, in said State, hereby  whose name as <u>Vice-President</u> of  , a corporation, is signed to the foregoing conveyance,
	ed before me on this day that, being informed of the
contents of the conveyance, he/she, as	such officer and with full authority, executed the same
voluntarily for and as the act of said co	S. NOTARY G
Given under my hand and offic	ial seal this <u>28th</u> day of <u>December</u> , 2007
	1) Fig. Plans



## Exhibit "A"

## Attached Legal Description

Part of the SE ¼ of the SE ¼ of Section 28, Township 20 South, Range 3 West, described as follows: Commence at the NW corner of said ¼ - ¼ section and run Southerly along the West boundary of said ¼ - ¼ section 338.38 feet to the point of beginning of the parcel of land herein described; thence continue Southerly along said ¼ - ¼ line 215.00 feet; thence turn left and run Easterly and parallel with the North line of said ¼ - ¼ section 246.00 feet to a point on the Westerly R.O.W. line of County Road #17; thence left and Northwesterly along said R.O.W. line 219.00 feet; thence left and 176.00 feet to the Point of Beginning.