

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

Send Tax Notice To:
Henry L. Lovoy
5950 Hwy. 17
Helena, AL 35080

STATUTORY WARRANTY DEED (Joint Tenants With Rights of Survivorship)

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of
Two Hundred Thirty-Nine Thousand Nine Hundred and No/100 (\$239,900.00) Dollars
and other good and 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 Vice-President this 28th day of December, 2007.

Shelby County, AL 01/09/2008
State of Alabama

Deed Tax: \$48.00

Regions Bank d/b/a AmSouth Bank

By: [Signature]
William D. Beard, Vice-President

STATE OF ALABAMA)

Corporate Acknowledgement

COUNTY OF JEFFERSON)

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby
certify that William D. Beard whose name as Vice-President of
Regions Bank d/b/a AmSouth Bank, a corporation, 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/she, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation.

Given under my hand and official seal this 28th day of December, 2007

My Commission Expires: 4/21/08

[Signature]
William H. Halbrooks, Notary Public

20080109000012630 2/2 \$62.00
Shelby Cnty Judge of Probate, AL
01/09/2008 02:20:16PM FILED/CERT

Exhibit "A"

Attached Legal Description

Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, described as follows:
Commence at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run Southerly along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 338.38 feet to the point of beginning of the parcel of land herein described; thence continue Southerly along said $\frac{1}{4}$ - $\frac{1}{4}$ line 215.00 feet; thence turn left and run Easterly and parallel with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ 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.