

This instrument was prepared by:
(Name) Joseph E. Walden
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Joel L. Lovett
(Address) 1024 7th Ave.SW
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and .00/100s (\$10,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, I,

Joel L. Lovett

(herein refereed to as grantors) do grant, bargain, sell and convey unto

Joel L. Lovett and Mark D. Lovett

(herein referred to as **GRANTEES**) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 15, Block 2 of the First Addition of Fall Acres Subdivision, in Map Book 4, Page 77, in the Probate Office of Shelby County, Alabama situated in and being a part of the S1/2 of the SW1/4 of NW1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama.
Situated in the Town of Alabaster, Shelby County, Alabama.

This Deed is executed for the purpose of creating a joint survivorship estate between the parties.

This Deed prepared without benefit of title abstract or examination at grantees and grantor's request.

This Deed prepared without benefit of survey at grantees and grantors request.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.

Subject to applicable zoning and subdivision regulations, if any.

Joel L. Lovett is the sole surviving grantee of that certain deed from Benny L. Keen and wife, Marilyn Keen, to Joel L. Lovett and wife, Mariah Jones Lovett, executed on the 20th day of July 1976 and recorded in the Office of the Probate Judge of Shelby County, Alabama in Book 300 at Page 612, Mariah Jones Lovett having died on September 29, 2008.

TO HAVE AND TO HOLD, To the said GRANTEE, 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.

TO HAVE AND TO HOLD, To 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.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 26th day of January, 2009.

WITNESS

_____(Seal) Joel L. Lovett _____(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Joel L. Lovett, 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 26th day of January, 2009.

July 16, 2009
My Commission Expires:

Laurie A. Walden
Notary Public