


\$ 20,000.00 OM

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

Send Tax Notice to:  
Jesse & Joy Lovett

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

  
20120504000156990 1/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
05/04/2012 02:18:29 PM FILED/CERT

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and no/100 (\$100.00) Dollars to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged I, Pauline L. Hughes, a single woman, (herein referred to as Grantors) do grant, bargain, sell and convey unto Jesse H. Lovett and spouse, Joy F. 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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

All of my undivided one-half interest in and to the following described property:

A parcel of land situated in SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  and SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , Section 2 Township 21 south Range 3 West, being more particularly described as follows: Begin at the NE corner of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 2, Township 21 South, Range 3 West, run thence west along north line of said 1/4-1/4 for 761.59 feet to a point on a traverse line being 20 feet more or less from the center line of Buck Creek; thence 59 deg. 43 min. 00 sec. left from last stated course run southwesterly along traverse line 94.55 feet to a point being 20 feet more or less east of center line creek; thence 24 deg. 37 min. 00 sec. left from last stated course run southwesterly for 81.59 feet to a point 22 feet more or less east of center line creek; thence 43 deg. 01 min. 30 sec. left and run southeasterly for 99.52 feet to a point being 30 feet more or less from center line of Buck Creek; thence 6 deg. 23 min. 30 sec. left and run southeasterly for 190.38 feet to the end of said traverse line, said point also being 45 feet more or less east of center line of Buck Creek; thence 45 deg. 29 min. 30 sec. left from last stated course and run easterly for 600.93 feet; thence 69 deg. 45 min. 30 sec. left and run northeasterly for 127.36 feet; thence 90 deg. 00 min. 00 sec. right and run southeasterly for 150.0 feet to the most westerly right of way line of Louisville and Nashville Railroad; thence 90 deg. 00 min. 00 sec. left and run northeasterly along said right of way for 345.15 feet; thence 111 deg. 00 min. 00 sec. to the left and run westerly for 284.96 feet to the point of beginning.

Subject to easements and restrictions of record.

Recital: This deed was prepared from a legal description as furnished by the Grantors and Grantees. No title search was requested nor provided.

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 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.

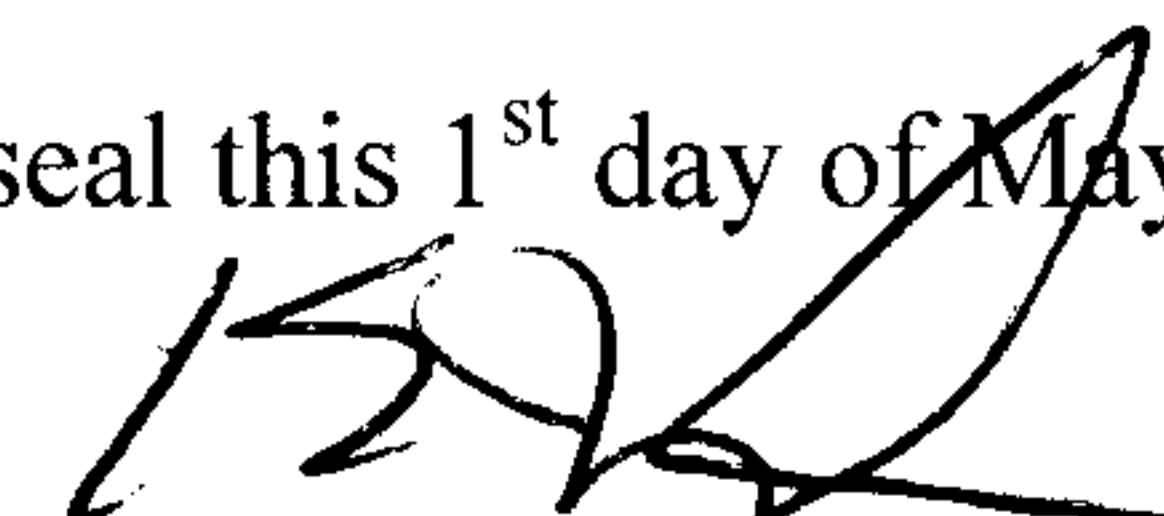
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1<sup>st</sup> day of May, 2012.

 (Seal)  
PAULINE L. HUGHES

STATE OF ALABAMA  
JEFFERSON COUNTY

I, KENNY JOE AUSMAN, a Notary Public in and for said County, in said State, hereby certify that Pauline L. Hughes, a single woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of May, 2012.

  
NOTARY PUBLIC  
My commission expires: 12/27/2013



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