

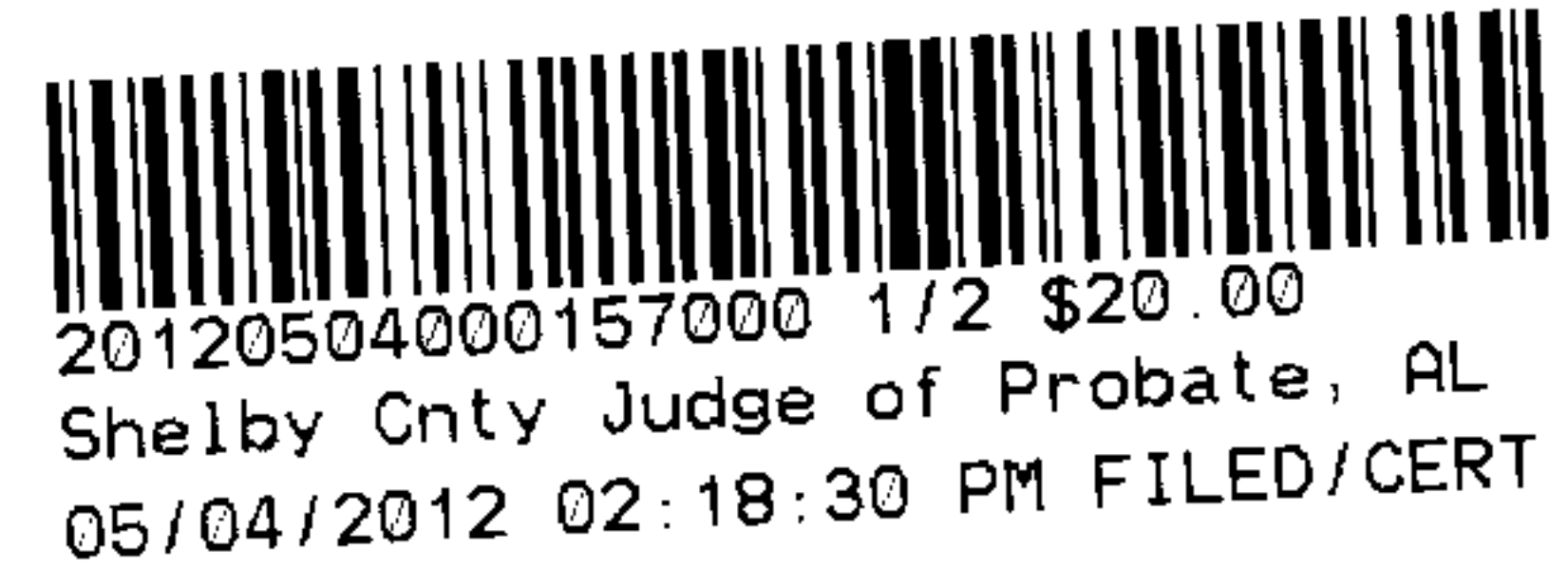
\$ 5000.00 CM

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

Send Tax Notice to:
Jesse & Joy Lovett
520 Lovett Place
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 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 Hughes, a single woman, (herein referred to as Grantors) do grant, bargain, sell and convey unto Jesse Lovett and spouse, Joy 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:

An undivided one-half interest in:

Lot No. 141 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965 and being more particularly described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 2, Township 21 South, Range 3 West and run East along the North line thereof for 284.96 feet to its intersection with the Westerly right of way line of Louisville & Nashville Railroad; thence 100 deg. 11 min. right and run Southwesterly along said right of way line of Louisville & Nashville Railroad for 345.00 feet to the point of beginning; thence 90 deg. 00 min. right and run Northwesterly for 150.00 feet; thence 90 deg. 00 min. left and run Southwesterly 127.36 feet; thence 110 deg. 14 min. 30 sec. left and run Easterly for 159.87 feet to a point on the Westerly right of way line of Louisville and Nashville Railroad; thence 69 deg. 45 min. 30 sec. left and run Northeasterly along said right of way line of Louisville & Nashville Railroad for 72.05 feet to the point of beginning.

Subject to all existing taxes, 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 1st day of May, 2012.

Pauline Hughes (Seal)
PAULINE 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 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 1st day of May, 2012.

Kenny Joe Ausman
NOTARY PUBLIC
My commission expires: 12/27/2013


20120504000157000 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
05/04/2012 02:18:30 PM FILED/CERT

Shelby County, AL 05/04/2012
State of Alabama
Deed Tax: \$5.00