

Send tax notice to:

RICHARD C. LOVETTE
3028 GARLAND ROAD
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2014438



20140903000276780 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
09/03/2014 03:30:28 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RICHARD G. ROSS AND GWENDOLYN M. ROSS, HUSBAND AND WIFE **whose mailing address is:** 400 Durham Way, Foley, AL 36535 (hereinafter referred to as "Grantors") by RICHARD C. LOVETTE and KRISTI L. LOVETTE **whose mailing address is:** 3028 GARLAND ROAD, BIRMINGHAM, AL, 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE NE CORNER OF THE W 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 2 WEST, SITUATED IN SHELBY COUNTY, ALABAMA, AND RUN SOUTH ALONG THE EAST LINE OF SAID 1/2 - 1/4 - 1/4 FOR 49.96 FEET; THENCE 90 DEGREES 00 MINUTES RIGHT AND RUN WEST FOR 15.00 FEET; THENCE CONTINUE ALONG LAST SAID COURSE FOR 208.71 FEET; THENCE 90 DEGREES 00 MINUTES LEFT AND RUN SOUTH FOR 208.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID COURSE FOR 208.71 FEET; THENCE 90 DEGREES 00 MINUTES LEFT AND RUN EAST FOR 208.71 FEET TO THE WESTERLY LINE OF A PUBLIC ROAD; THENCE 90 DEGREES 00 MINUTES AND RUN NORTH ALONG SAID LINE FOR 208.71 FEET; THENCE 90 DEGREES 00 MINUTES LEFT AND RUN WEST FOR 208.71 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

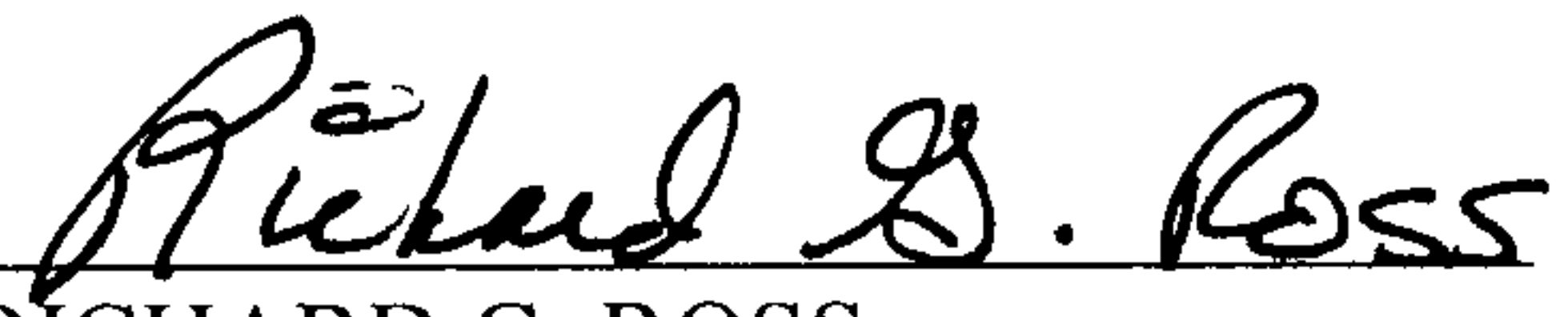
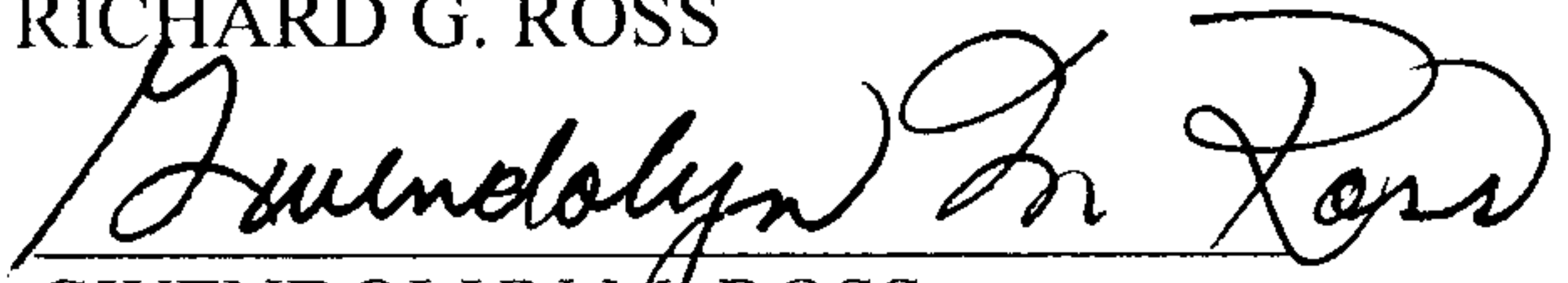
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.

\$220,924.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 09/03/2014
State of Alabama
Deed Tax: \$4.50

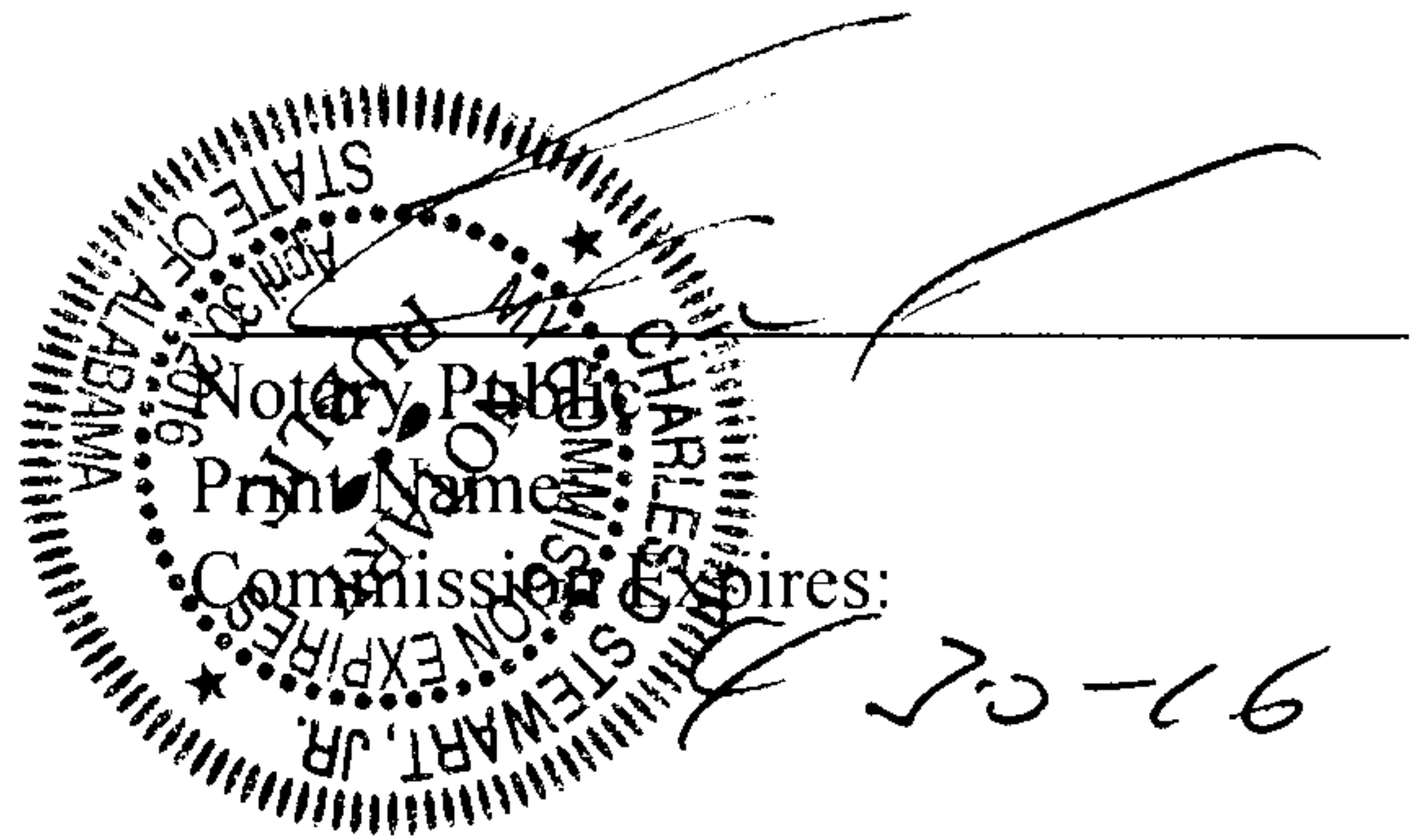
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 22nd day of August, 2014.


RICHARD G. ROSS

GWENDOLYN M. ROSS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that RICHARD G. ROSS AND GWENDOLYN M. ROSS, whose names are
signed to the foregoing instrument, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the said instrument, they executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of August, 2014.




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