

Document Prepared By:
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3009 Firefighter Lane
Birmingham, Alabama 35209

20160616000207920
06/16/2016 11:34:05 AM
DEEDS 1/3

Send Tax Notice To:
William Scott Lovelady Jennifer S. Lovelady
2068 Highway 17
Mountain Lo AL 35115

GENERAL WARRANTY DEED

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

THAT IN CONSIDERATION OF **Two Hundred Twenty-Five Thousand Dollars and NO/100 (\$225,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Grady Scott Lovelady and Marlene Hocutt Lovelady, husband and wife**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto **William S. Lovelady and Jennifer S. Lovelady**, (herein referred to as **Grantees** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

A LOT OR PARCEL OF LAND IN THE S $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, SEC. 8, TWP. 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED MORE PARTICULARLY AS FOLLOWS: FROM THE SW CORNER OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION, RUN NORTH ALONG THE WEST $\frac{1}{4}$ - $\frac{1}{4}$ LINE FOR 289.2 FEET; THENCE RUN EAST AND PARALLEL TO THE NORTH $\frac{1}{4}$ - $\frac{1}{4}$ LINE FOR 248.1 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 17, AND THE POINT OF BEGINNING OF SUBJECT PARCEL OF LAND; FROM SAID POINT THUS ESTABLISHED, RUN SOUTHERLY ALONG SAID ROAD RIGHT OF WAY LINE FOR 98.2 FEET TO A POINT ON THE NORTHERLY MARGIN OF A FIELD ROAD; THENCE DEFLECT AN ANGLE THE THE LEFT OF 101 DEGREES AND 57 MINUTES AND RUN EASTERLY ALONG SAID ROAD MARGIN FOR 316 FEET TO A POINT IN THE CENTER OF A CREEK; RUN THENCE NORTHEASTERLY ALONG SAID CENTER OF SAID CREEK FOR 131 FEET; THENCE RUN WEST AND PARALLEL TO THE NORTH $\frac{1}{4}$ - $\frac{1}{4}$ LINE FOR 382.6 FEET TO A POINT ON SAID ROAD RIGHT OF WAY LINE; RUN THENCE SOUTHERLY ALONG SAID ROAD RIGHT OF WAY LINE FOR 60 FEET, AND BACK TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ANY PART OF THE ABOVE DESCRIBED REALTY LYING WITHIN THE CREEK.

MINERAL AND MINING RIGHTS ARE NOT INSURED

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 213,750.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our 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, the undersigned GRANTORS have hereunto set their hands and seals, this 14th day of June, 2016.


Grady Scott Lovelady

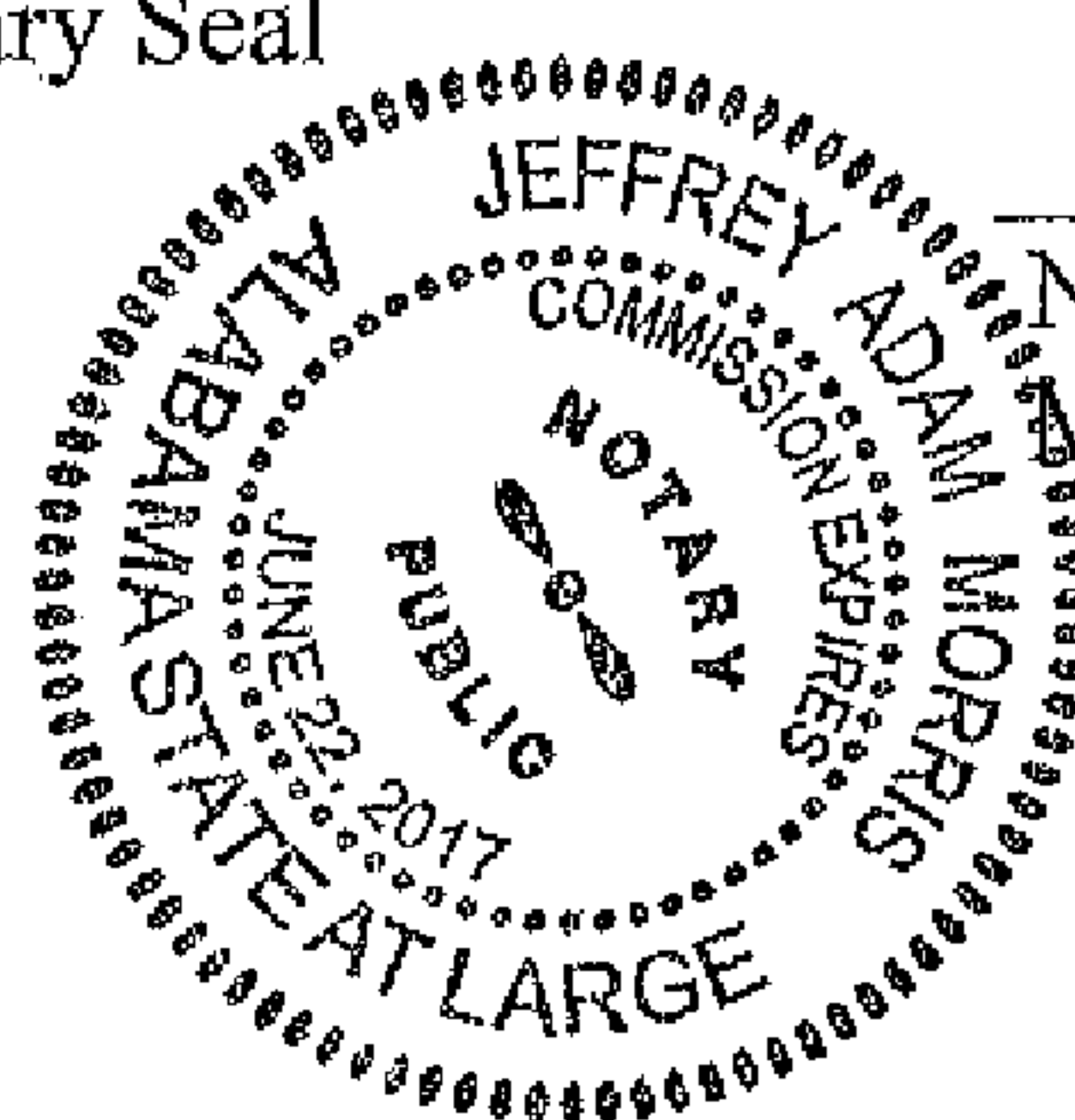

Marlene Hocutt Lovelady

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Grady Scott Lovelady and Marlene Hocutt Lovelady**, whose names are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of June, 2016.

Notary Seal



Notary Public

My commission expires:

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Grady Scott Lovelady
 Mailing Address Marlene Horvath Lovelady
2068 Highway 17
Montevallo AL 35115

Grantee's Name Williams Lovelady
 Mailing Address Jennifer S. Lovelady
2068 Highway 17
Montevallo, AL

Property Address 2068 Highway 17
Montevallo AL 35115

Date of Sale 6/14/16Total Purchase Price \$ 225,000.00

or

Actual Value

\$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/16/2016 11:34:05 AM
 \$31.50 CHERRY
 20160616000207920

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/14/16

Print

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one