



20221201000437800 1/2 \$37.50  
Shelby Cnty Judge of Probate, AL  
12/01/2022 09:34:52 AM FILED/CERT

This instrument was prepared  
without benefit of title search by:  
Thomas G. Owings  
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Brent, AL 35034  
(205)926-7790

Send Tax Notice To:  
Maria Rodriquez  
Villanueva & Jose  
DeJesus Hernandez  
Ponce  
77 Barnett St., Lot 10  
Montevallo, AL 35115

**State of Alabama**     §  
   §  
**Shelby County**       §       *Warranty Deed*  
   §       *Jointly for Life with Remainder to Survivor*

***Know All Men By These Presents:***

That in consideration of **Twelve Thousand Five Hundred and NO/100 Dollars (\$12,500.00)**, and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **Terry Lee Lovejoy, a married man, whose address is 155 Pebble Road, Montevallo, AL 35115**, (herein referred to as the "Grantor", whether one or more), do grant, bargain, sell and convey unto, **Maria Rodriquez Villanueva and Jose DeJesus Hernandez Ponce, whose address is 77 Barnett Street, Lot 10, Montevallo, AL 35115**, (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:

**Lots No. 49 and 50 in the Montevallo Coal and Transportation Company Subdivision of the West one-half of the Southeast Quarter, Section 19, Township 22 South, Range 3 West, and East one-half of fractional Section 30, Township 22 South, Range 3 West, known as the Town of Aldrich, as shown on the Plat (Map Book 3 Page 52) filed in the Office of the Judge of Probate of Shelby County, Alabama; except that part of Lot 50 conveyed to Oscar and Eula Fancher by deed dated April 15, 1949 and recorded in deed Book 142 at Page 7 in the Probate Office of Shelby County, Alabama.**

**SOURCE OF TITLE: Deed Book 1999-10283**

**The Property herein being conveyed is not the homestead of the Grantor or his spouse**

**PROPERTY ADDRESS:**

**N/A - Vacant Rural Subdivision Lots  
Shelby County, AL**

This conveyance is made subject to all restrictions, easements, reservations, statutory redemptive rights, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantors, of, in, and to the same and every part or parcel thereof, with the appurtenances.



**TO HAVE AND TO HOLD** unto said Grantee, as joint tenants, with right of survivorship, their heirs, successors, and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall pass to the surviving Grantee.

And I do for myself and for my heirs, executors, assigns, and administrators covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that said premises 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 17<sup>th</sup> day of November, 2022.

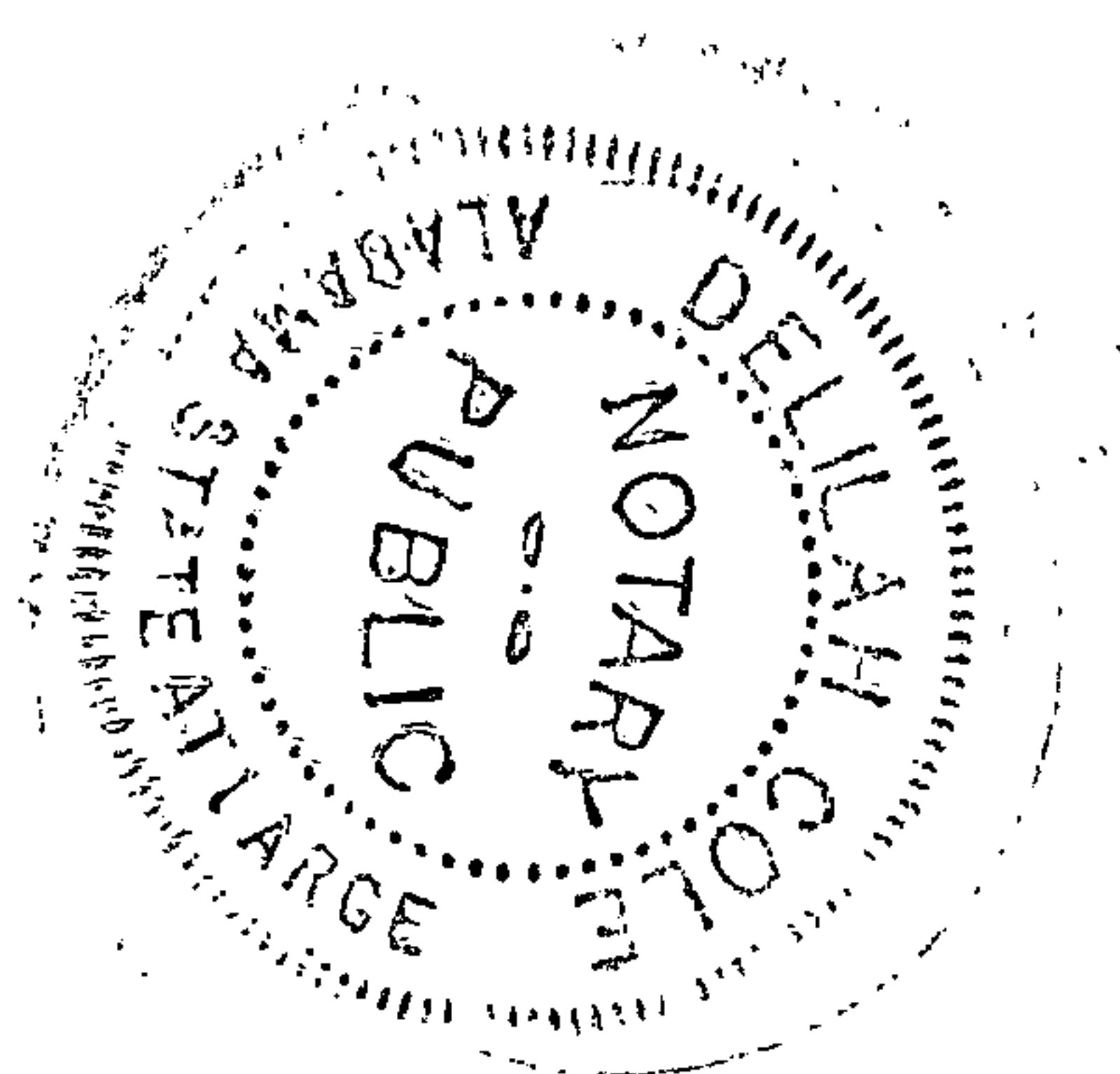
 (SEAL)  
 TERRY LEE LOVEJOY


**STATE OF ALABAMA** §  
 §  
**COUNTY OF BIBB** §

**GENERAL ACKNOWLEDGMENT**

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry Lee Lovejoy, whose name is signed to the foregoing conveyance, and being 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 17<sup>th</sup> day of November, 2022.



  
 Notary Public  
 My Commission Expires: 1/19/2023