

Inst # 1998-06198

STATE OF ALABAMA:

02/24/1998-06198

COUNTY OF SHELBY:

03:11 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

nm SMA 14.00

KNOW ALL MEN BY THESE PRESENTS, that I, REGINA MARIE LOVOY POPE, the Personal Representative of the Estate of FRANK ANTHONY LOVOY, JR., deceased, the Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration hereby acknowledged to have been paid to me by ZACHARY THOMAS LOVOY, the Grantee, have this day bargained and sold, and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, his heirs and assigns, forever, the following, described real property, subject to the below set out easement and any and all other easements, restrictions and reservations of record located in the County of Shelby, State of Alabama, to-wit:

Commence at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 21 South, Range 5 West; thence run North 87-51'31" West a distance of 334.57 feet; thence run South 0-07'60" West a distance of 1333.90 feet to a point on the South line of said 1/4-1/4; thence run North 87-58'50" West, along said South line, a distance of 272.85 feet to the POINT OF BEGINNING; thence run North 87-58'50" West a distance of 410.56 feet; thence run North 5-39'17" West a distance of 716.93 feet; thence run North 44'49'32" West a distance of 107.27 feet to a point in the center of a pond; thence run North 54-24'31" East a distance of 130.00 feet; thence run South 39-23'00" East a distance of 90.18 feet; thence run South 25-55'10" East a distance of 900.54 feet to the POINT OF BEGINNING, containing 4.81 acres, more or less.

TOGETHER with the right to use for ingress and egress the 20 foot and 40 foot easements as set out on Exhibit "A" attached hereto.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING;


That portion of the 20 foot easement lying within the boundaries of the hereinabove described property which entire easement is described on Exhibit "A" attached hereto and is for ingress and egress by Grantee and others for whose property the easement is established.

Any and all other easements, restrictions and reservations, applicable to the above described property, of record in the Office of the Judge of Probate of Shelby County, Alabama.

Together with all and singular the rights, members, privileges and appurtenances thereunto belonging or in anywise appertaining:

TO HAVE AND TO HOLD the said above described property unto the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this this 26 day of January, 1998.

 (SEAL)
REGINA MARIE LOVOY POPE, as PERSONAL
REPRESENTATIVE OF THE ESTATE OF FRANK
ANTHONY LOVOY, JR., DECEASED

STATE OF Virginia:
City
COUNTY OF Va Beach:

I, Kimberly S. Turner, a Notary public in and for said State and County hereby certify that REGINA MARIE LOVOY POPE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK ANTHONY LOVOY, JR., DECEASED, 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 as such Personal Representative, voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 26 day of January, 1998.


NOTARY PUBLIC 2-7-99

ADDRESS OF GRANTEE:

THIS INSTRUMENT PREPARED BY:
ROBERT M. GALLOWAY
GALLOWAY, SMITH, WETTERMARK & EVEREST, LLP
ATTORNEYS AT LAW
POST OFFICE BOX 16629
MOBILE, ALABAMA 36616-0629

DESCRIPTION 40 FOOT EASEMENT FOR INGRESS AND EGRESS

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 5 WEST; THENCE RUN NORTH 87-51'31" WEST A DISTANCE OF 334.57 FEET ; THENCE RUN SOUTH 0-07'60" WEST A DISTANCE OF 58.00 FEET TO THE POINT OF BEGINNING OF A 40 FOOT EASEMENT FOR INGRESS AND EGRESS LYING 20 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN NORTH 87-23'01" WEST A DISTANCE OF 338.45 FEET ; THENCE RUN SOUTH 61-40'02" WEST A DISTANCE OF 44.95 FEET ; THENCE RUN SOUTH 50-16'57" WEST A DISTANCE OF 62.39 FEET ; THENCE RUN SOUTH 72-37'22" WEST A DISTANCE OF 45.03 FEET ; THENCE RUN SOUTH 84-45'10" WEST A DISTANCE OF 111.82 FEET ; THENCE RUN NORTH 83-55'42" WEST A DISTANCE OF 81.04 FEET TO THE END OF SAID EASEMENT.

DESCRIPTION 20 FOOT EASEMENT FOR INGRESS AND EGRESS

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 5 WEST; THENCE RUN NORTH 87-51'31" WEST A DISTANCE OF 334.57 FEET ; THENCE RUN SOUTH 0-07'60" WEST A DISTANCE OF 58.00 FEET; THENCE RUN NORTH 87-23'01" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF A 20 FOOT EASEMENT FOR INGRESS AND EGRESS LYING 20 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN SOUTH 5-19'23" WEST A DISTANCE OF 71.66 FEET ; THENCE RUN SOUTH 36-00'39" WEST A DISTANCE OF 405.62 FEET ; THENCE RUN SOUTH 17-10'57" WEST A DISTANCE OF 88.20 FEET ; THENCE RUN SOUTH 5-19'27" WEST A DISTANCE OF 117.19 FEET ; THENCE RUN SOUTH 38-05'53" WEST A DISTANCE OF 25.75 FEET ; THENCE RUN SOUTH 73-15'39" WEST A DISTANCE OF 68.56 FEET ; THENCE RUN SOUTH 78-28'55" WEST A DISTANCE OF 81.50 FEET ; THENCE RUN SOUTH 43-23'29" WEST A DISTANCE OF 24.99 FEET ; THENCE RUN SOUTH 17-29'08" WEST A DISTANCE OF 81.12 FEET ; THENCE RUN SOUTH 58-55'24" WEST A DISTANCE OF 54.16 FEET ; THENCE RUN NORTH 84-32'53" WEST A DISTANCE OF 81.76 FEET ; THENCE RUN NORTH 38-27'32" WEST A DISTANCE OF 61.94 FEET ; THENCE RUN SOUTH 89-06'47" WEST A DISTANCE OF 41.75 FEET ; THENCE RUN SOUTH 60-07'09" WEST A DISTANCE OF 38.37 FEET TO THE END OF SAID EASEMENT.

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