

90,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

The University of Montevallo
Station 1, UM
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and alma maternal affection and ninety thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Virginia May Sims, an unmarried widow, by and through my brothers Billy Joe Lovelady and Charles Farrell Lovelady, the holders of a power of attorney granted by me on 05 May 1993, of 29 Falcon Lane, Apt 40, Montevallo, AL 35115, do grant, bargain, sell, and convey unto The University of Montevallo of Station 1, UM, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at a point on the S side of Middle Street 70 yards from the intersection of the W line of Highland Street with the S line of Middle Street; thence run southwesterly at right angles to said Middle Street and along the NW line of what is known as the Meroney property for a distance of 137 1/3 yards to the line of a tract heretofore known as the "King Field" now the property of the University of Montevallo; thence run northwesterly along the line of said University of Montevallo property to a point 35 yards distant from the SE line of the property herein conveyed, measuring perpendicular thereto; thence run northwesterly to a point on the SW margin of Middle Street 35 yards NW from the point of beginning; and run thence southeasterly along the S margin of Middle Street to the point of beginning.

Source of title: A warranty deed from Ruby Cruise Hewston and Emmett Hewston to Virginia Sims and Ivey Sims as joint tenants with right of survivorship, executed 10 August 1951 and recorded on 13 August 1951 at deed book 147, page 535 in the

03/20/1998-09841
11:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

Inst # 1998-09841

Shelby County Probate Office. Ivey Sims died on or about 28 March 1990 a resident of Shelby County, Alabama, without altering this tenancy. Grantor herein is one and the same person as the Virginia Sims named therein.

No part of the property conveyed herein forms any part of the homestead of any grantor. Virginia May Sims lived in this property until about 1993, whereupon she moved to a nursing home. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, its assigns and successors forever.

I, Virginia May Sims, by and through my brothers Billy Joe Lovelady and Charles Farrell Lovelady, do for myself and for my administrators, heirs, and successors covenant with the said grantee, its assigns and successors, 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 administrators, heirs, and successors shall warrant and defend the same to the said grantee, its assigns and successors forever, against the lawful claims of all persons.

In witness whereof, I, Virginia May Sims, by and through my brothers Billy Joe Lovelady and Charles Ferrell Lovelady, have set my hand and seal, this 09 March 1998.

Witness:

Steven Sears

Virginia May Sims by and through Billy Joe Lovelady (Seal)
Virginia May Sims, by and through Billy Joe Lovelady

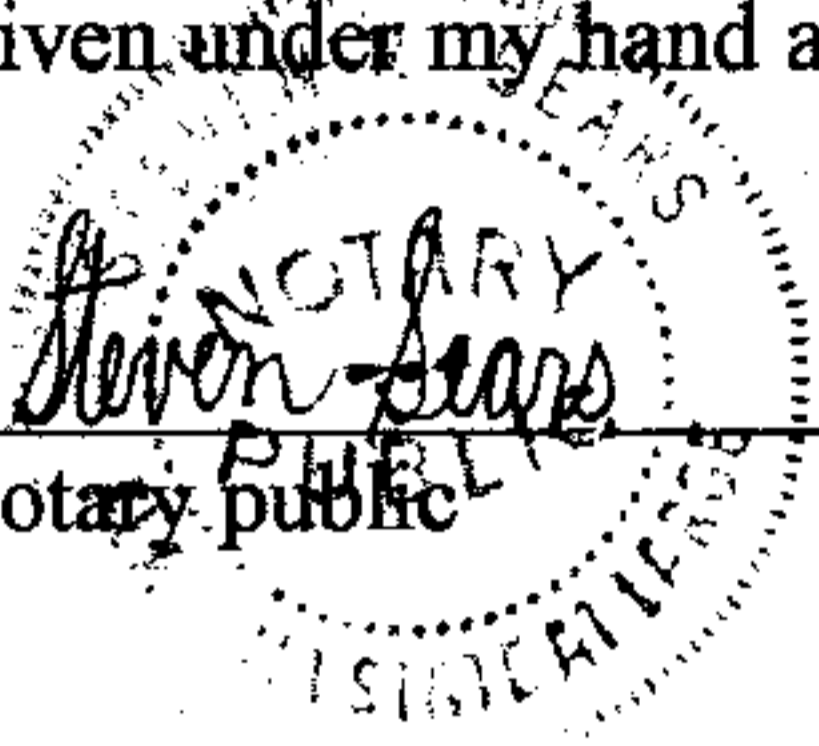
Steven Sears

Virginia May Sims by and through Charles Ferrell Lovelady (Seal)
Virginia May Sims, by and through Charles Ferrell Lovelady

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Billy Joe Lovelady and Charles Ferrell Lovelady, whose names as holders of a power of attorney from their sister Virginia May Sims is signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such power of attorney holders and with full power and authority so to do, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 09 March 1998.



Notary public

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