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THE STATE OF ALABAMA,

BOOK 187 PAGE 14

Know All Men by These Presents,

SHELBY County

That for and in consideration of NINE THOUSAND & NO/100 (\$9,000.00) DOLLARS and other valuable consideration Dollars

to the undersigned grantor Janie B. Wade, a widow

in hand paid by Stephen D. Cowart

the receipt whereof is acknowledged I the said Janie B. Wade

do grant, bargain, sell and convey unto the said Stephen D. Cowart

the following described real estate, to-wit: All of Lot No. 5, in Block No. 6, according to the Dunston's map or survey of the town of Calera, Shelby County, Alabama, and being located on the east side of 12th Street or Montgomery Avenue and being known as the Wade and Walker Building which is 50 feet more or less fronting 12th Street or Montgomery Avenue, thence run in an Easterly direction to the alley.

This conveyance is made by the grantor and accepted by the grantee herein with the distinct agreement and understanding that there is now a central heating unit located upon the above described property which said unit also supplies heat for the adjoining building known as the Wade Hotel and Cafe and which heating unit is now and has been for many years maintained for the joint use and service of the property hereby conveyed and of said Wade Hotel and Cafe; and it is further understood and agreed that this deed and the habendum and all other clauses herein are subject to said heating rights now enjoyed or used by said Wade Hotel and Cafe building and the occupants and tenants thereof and that none of such rights or privileges now enjoyed or used by said Wade Hotel and Cafe building by virtue of said heating easement or rights are hereby conveyed or released but that all of the same as now used or in use by or for the benefit of said Wade Hotel and Cafe building and the respective owners, occupants and tenants thereof shall stand in full force and effect. It is further expressly agreed and understood that the property herein conveyed and/or the respective owners, occupant or tenant of the same and the property so known as Wade Hotel and Cafe Building and/or the respective owners or proprietors thereof shall each bear one-half of the necessary or proper cost of maintenance, repair, upkeep and replacement of said heating unit or system, including one-half of all fuel, material, supplies, labor and other necessary expenses for the proper maintenance and service of said heating unit and the supplying of heat to the building now on said above conveyed premises and to said Wade Hotel and Cafe. It is further understood and agreed that this right or easement and the obligations and benefits thereof shall continue for and during the natural life of the grantor herein, Janie B. Wade, and shall be a covenant running with the land and for the benefit of the grantor and grantee herein, their respective heirs, tenants and assigns, during such lifetime of said Janie B. Wade.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, TO THE SAID Stephen D. Cowart, his

Heirs and Assigns forever.

And I do, for myself heirs, executors and administrators, covenant with the said Stephen D. Cowart, his

Heirs and Assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, and 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 Stephen D. Cowart, his

Heirs and Assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this day of , 1957.

WITNESSES:

Janie B. Wade (SEAL)
Janie B. Wade (SEAL)

THE STATE OF ALABAMA, } I, Carolyn P. Bowers
SHELBY County

a Notary Public in and for said County, in said State, hereby certify that Janie B. Wade, a widow 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 9th day of May A. D. 1957.
Notary Public, State of Alabama at Large
My Commission expires February 21, 1961
Bonded by U. S. F. & G.
Carolyn P. Bowers
Notary Public

THE STATE OF ALABAMA, } I,
County

a in and for said County, in said State, hereby certify that , a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that , the Grantor voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the Grantor, and of the of STATE OF ALABAMA, SHELBY COUNTY name as a witness in presence.

I, L.C. Walker, Judge of Probate, hereby certify that the within was filed for record the 14 day of May 1957 at 8 o'clock, P. M. and recorded in Book 187 Page 14, and the Mortgage Tax of Deed Tax of 9.50 has been paid.

THE STATE OF ALABAMA, } I,
County

a in and for said County, in said State, hereby certify that on the day of 19 , came before me the