

STATE OF ALABAMA

SHELBY COUNTY

LAND LEASE

This agreement, made in duplicate, this 30th day of July, 1965, by and between Reather McGinnis, individually, and as agent for all of the heirs at law and next of kin of Ike Davis, deceased, hereinafter referred to as the Lessor, and M. L. Orr, Sr. and M. L. Orr, Jr., hereinafter referred to as the Lessees:

W I T N E S S E T H

That the Lessor leases to the Lessees, and the Lessees hire and rent from the Lessor, all that part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, Township 22 South, Range 3 West, located at or near the Montevallo and Dogwood Road, being all of the property in said quarter-quarter section which was owned by Ike Davis, at the time of his death, containing thirty-four acres, more or less, and being further designated as being the same property which is presently being rented by the Lessees from John Davis, Reather McGinnis, individually and as agents for the Estate of Ike Davis by lease agreement dated April 4, 1960.

The term of this lease shall commence on the 1st day of October, 1966, the date of expiration of said above mentioned lease dated April 4, 1960, by which the Lessees presently hold their right of possession to said property, and shall continue thereafter for a term of five years and until the 1st day of October, 1971.

The consideration and rental for the entire five year term of this lease is the sum of Four Hundred and No/100 (\$400.00) Dollars which has been paid in advance by the Lessees to the Lessor, the receipt whereof by the Lessor is hereby acknowledged, there being no further rental payments due from said Lessees to said Lessor during the term of this lease.

At the expiration of the term of this lease, the Lessees agree to quit and surrender the premises demised in as good state and condition as reasonable use and wear thereof will permit, damage by the elements excepted. Title to all grasses on said premises shall be in the Lessees during the term of this lease.

The Lessor does covenant with the Lessees that she has a good right to lease and demise said premises, that said premises are free from all encumbrances which might interfere with the use and enjoyment thereof by said Lessees, that she will, and her heirs, executors and administrators shall warrant and defend the same to said Lessees, their heirs and assigns during the term of this lease against the lawful claims of all persons, and that said Lessees shall and may

peaceably and quietly have and enjoy said premises during said term. Said Lessor further agrees, that, should any heir at law or next of kin of said Ike Davis, or any other person, make any claim to said premises, or assert any right or take any action inconsistent with the quiet and peaceable enjoyment of said premises by the Lessees during the term of this lease, then, in such event, said Lessees shall have the option of terminating this lease, and said Lessor will, in such event, refund to said Lessees the pro rata portion of the \$400.00 rental which has been paid for the five year term of this lease for the portion of said five year term of said lease remaining after such termination.

If, at the expiration of the term of this lease, the said premises are leased or rented again by the Lessor, the Lessor agrees to offer first preference for such lease or rental to the Lessees.

All taxes which may be levied against said premises during the term of this lease are to be paid by the Lessor.

IN WITNESS THEREOF, the said Lessor and the said Lessees, for themselves and for their heirs, successors, and assigns, have hereunto set their hands and seals on the date above written.

Reather M. McGinnis

Witnesses

[Signature]

(Seal)

Reather McGinnis, individually and as agent for all of the heirs at law and next of kin of Ike Davis, deceased, Lessor

Elisha Gee Jr

Dean C. Bart
July 22, 1965
Notary Public
My Commission Expires July 23, 1965
Alabama State at Large

M. L. Orr, Sr.
(Seal)

[Signature]

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1/26/66
RECORDED & PAID TAX
& \$2.00
PD. CH. T. 100.00
(Seal)

Mrs. Haywood Woolley
M. L. Orr, Jr.

Eleanor F. Shand

Corrie M. Seaborn
JUDGE OF PROBATE

State of Tennessee, County of Shelby. I, Elisha Gee, Jr., a Notary Public in and for said county in said state, hereby certify that Reather McGinnis whose name individually and as agent for all the heirs at law and next of kin of Ike Davis, deceased, 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 in her individual capacity and as agent aforesaid, executed the same voluntarily on the day the same bears date. Given under my hand and seal of office this 28th day of July, 1965.

Elisha Gee Jr
Notary Public

My commission expires 12/20/65