

This instrument prepared by

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



471
The form furnished by:
Canaba Title, Inc.
Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124
Telephone 988-5600



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Three Thousand Six Hundred Twenty Five and no/100----- DOLLARS
(\$23,625.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Grady Scott Lovelady, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles A. Bevis and Denise B. Bevis

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

A parcel of land located in the NE- $\frac{1}{4}$ of SW- $\frac{1}{4}$ and the NW- $\frac{1}{4}$ of SE- $\frac{1}{4}$ of Section 8, Township 22
South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
Commence at the NE corner of the NW- $\frac{1}{4}$ of SE- $\frac{1}{4}$; thence in a Southerly direction along the
East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 64.51 feet; thence 92 deg. 01 min. 20" right
for a distance of 1036.33 feet to a point on the West line of Southern Railroad 100 feet
right of way being the point of beginning of the herein described parcel; thence continue
Westerly on same line for a distance of 1371 feet to a point on the East R.O.W. line of
County Road No. 17 (a previously established iron pin); thence in a Southeasterly direction
along the East R.O.W. line of Co. Rd. No. 17 (turning an angle to the left of 102 deg. 39 min.
50" for a distance of 372.85 feet on a chord) to a point on the East R.O.W. of said road,
(a previously established iron pin); thence turn an angle of 77 deg. 20 min. 10" to the
left for a distance of 891.0 feet to a point on the West R.O.W. line of Southern Railroad;
thence run Northeasterly along said railroad R.O.W. line for a distance of 539.4 feet back
to the point of beginning. Situated in Shelby County, Alabama.

Also included in this conveyance is an easement and use of an existing spring for household
water. The real property described hereinbelow is the site of the spring and the land lying
between the spring and the fee simple conveyed hereinabove. The spring contained in this
description and the area between the description and the property conveyed as described in
said description hereinbelow, shall run with the fee simple conveyed hereinabove so long as
grantees, their heirs, successors and assigns shall use said spring water for household
purposes only. In the event the owners of the fee simple described hereinabove connect with
city water, drill a well or otherwise abandon use of the spring water for household purposes
only, because they will use an alternate source of household water, this easement and use shall
terminate. CONTINUATION ON REVERSE HEREOF

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 8th
day of January, 1982

WITNESS:

(Seal)

Grady Scott Lovelady (Seal)
GRADY SCOTT LOVELADY

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Grady Scott Lovelady, an unmarried man
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 8th day of January, A. D., 1982

CONTINUATION:

So long as the owners of the above described real property, their successors and assigns use this spring water exclusively for household purposes only, this easement and use shall continue perpetually. The property included in the use and easement is located in Shelby County, Alabama and more particularly described as: A parcel of land in the NE $\frac{1}{4}$ -SW $\frac{1}{4}$, Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: From the NE corner of the NW $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 8, run South along the east $\frac{1}{4}$ - $\frac{1}{4}$ line for a distance of 64.51 feet; thence 92 deg. 01 min. 20" right for a distance of 1365.33 feet to the point of beginning of subject lot; from said point thus established, continue west along said line for 25 feet; thence right 90 degrees for a distance of 55 feet; thence right 90 degrees for a distance of 25 feet; thence right 90 degrees for a distance of 55 feet to the point of beginning.

For purposes of clarification, a survey prepared by Howard M. Barnes, setting out the descriptions of the fee simple and easement and use, and a sketch of same, is attached as Exhibit "A" and incorporated in this Deed.

Subject to:

1. Taxes for the year 1982.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 133, Page 523 and Deed Book 158 Page 559 in Probate Office.
3. Right-of-Way granted to Shelby County recorded by instrument in Deed Book 152 Page 148 in Probate Office.
4. Right-of-Way granted to Cahaba Coal Mining, by instrument recorded in Deed Book 12, Page 67 in Probate Office.

BOOK 337 PAGE 462

Return to:

DANIEL M. SPITLER

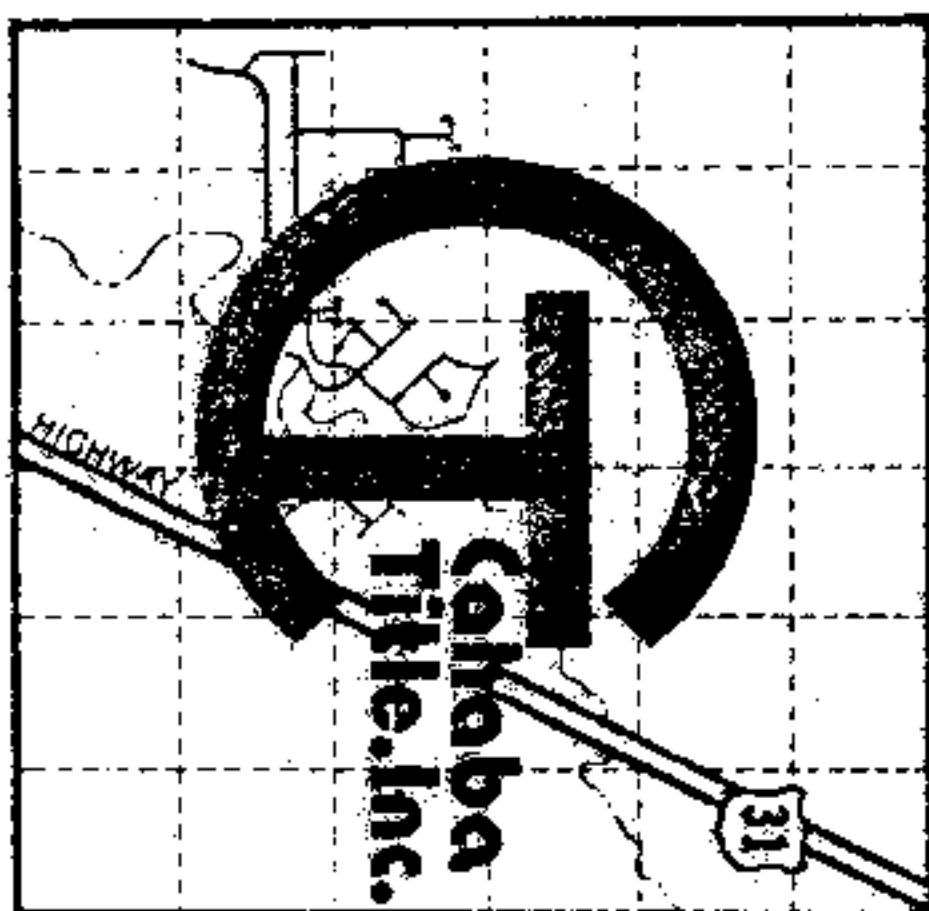
ATTORNEY AT LAW

Spitzer Building - Suite 100

1970 CHESAPEAKE SOUTH OIL & GAS

PELHAM, ALABAMA 35124

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$
Deed Tax \$

This form furnished by

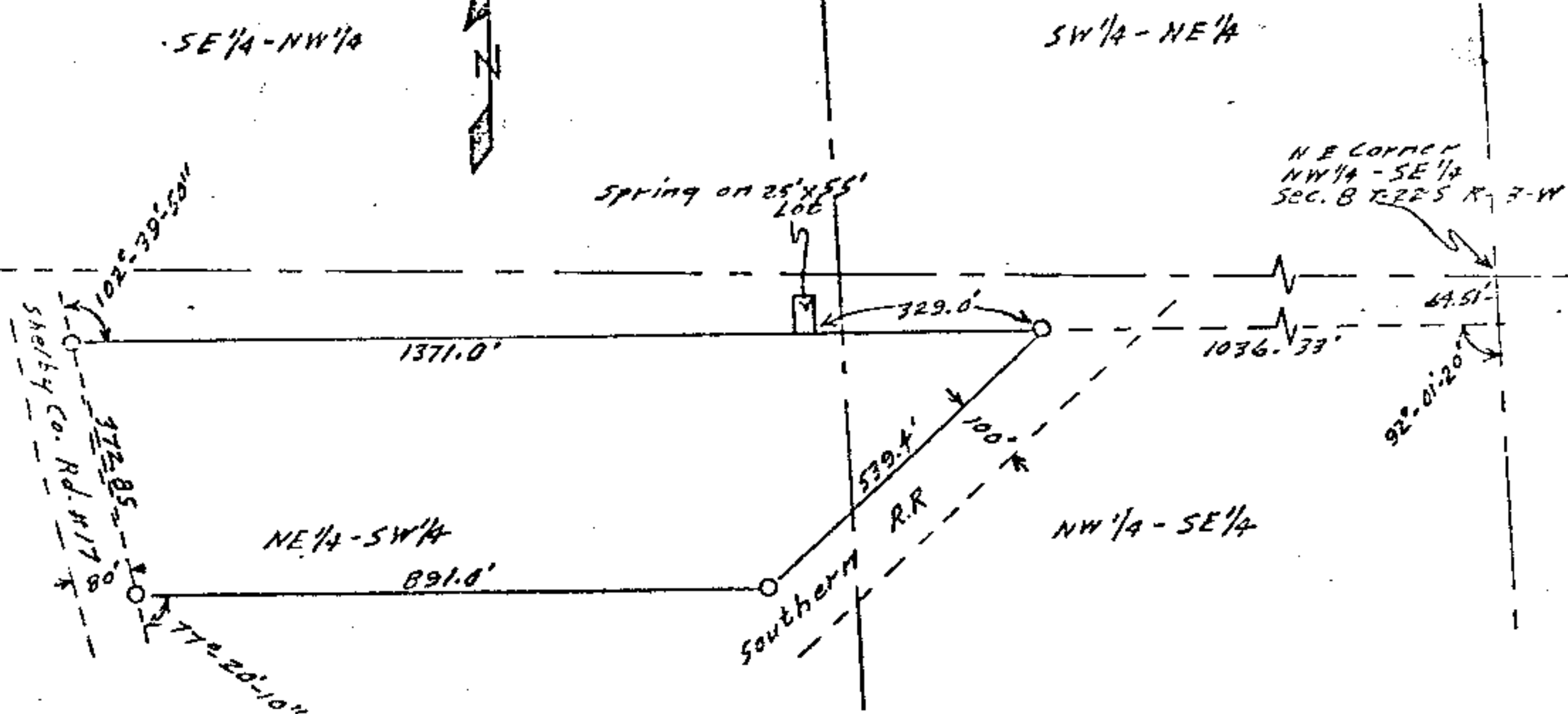
Cahaba Title, Inc.

Highway 31 South at Valleydale Road

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A parcel of land located in the NE $\frac{1}{4}$ -SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of the NW $\frac{1}{4}$ -SE $\frac{1}{4}$; thence in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 64.51 feet; thence 92°-01'-20" right for a distance of 1036.33 feet to a point on the West line of Southern Railroad 100 feet right of way being the point of beginning of the herein described parcel; thence continue west-erly on same line for a distance of 1371 feet to a point on the east R.O.W. line of County road No. 17 (a previously established iron pin); thence in a Southeasterly direction along the East R.O.W. line of Co. Rd. No. 17 (turning an angle to the left of 102°-39'-50" for a distance of 372.85 feet once a chord) to a point on the East R.O.W. of said road, (a previously estab-lished iron pin); thence turn an angle of 77°-20'-10" to the left for a distance of 891.0 feet to a point on the west R.O.W. line of Southern rail-road; thence run northeasterly along said railroad R.O.W. line for a distance of 539.4 feet back to the point of beginning, and containing 9.45 acres, more or less.

Description of a parcel of land situated adjacent to the above described land, containing a spring of water.

A parcel of land in the NE $\frac{1}{4}$ -SW $\frac{1}{4}$, Sec. 8, Twp. 22 - S, R -3- W, Shelby County, Alabama, described as follows: From the NE corner of the NW $\frac{1}{4}$ -SE $\frac{1}{4}$, Sec. 8, run South along the east $\frac{1}{4}$ - $\frac{1}{4}$ line for a distance of 64.51 feet; thence 92°-01'-20" right for a distance of 1365.33 feet to the point of beginning of subject lot; from said point thus established, continue west along said line for 25 feet; thence right 90 degrees for a distance of 55 feet; thence right 90 degrees for a distance of 25 feet; thence right 90 degrees for a distance of 55 feet to the point of beginning.

State of Alabama
County of Shelby

I hereby certify that this map or plat was made according to my survey on this the 28th day of December, 1981. That it is true and correct to the best of my knowledge according to a previous map of this same land prepared by A. Whitley, E & LS, #3943 in September 1979. I have used points of reference established by said map and said to be true and correct by present title holder.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1982 JAN 25 AM 8 27

James A. [Signature]
JUDGE OF PROBATE

Howard M. Barnes
Howard M. Barnes
Registered Land Surveyor
Alabama Reg. No. 3516

Deed TAX 24.00
Rec 4.50
Ind 1.00
29.50