

This instrument was prepared by

Mitchell A. Spears
ATTORNEY AT LAW
804 Main Street
P.O. Box 119
Montevallo AL 35115

1-205-665-5076

Send Tax Notice To:

M. Scott Reneau and
(Name) Donna W. Reneau
(Address) 385 Comanche Drive
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY-FIVE THOUSAND and 00/100,
(\$135,000.00)-----DOLLARS to the undersigned grantor or grantors in
hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
AUGUSTA SIMS LOVELADY, an unmarried woman, THE ESTATE OF DONALD HOWARD
LOVELADY, by and through its Executrix, Augusta Sims Lovelady; THE TRUST UNDER
THE WILL OF DONALD HOWARD LOVELADY, by and through its Co-Trustees, Augusta
Sims Lovelady and Susan Lovelady Fulmer (herein referred to as GRANTORS) do
grant, bargain, sell and convey unto M. SCOTT RENEAU and wife, DONNA W. RENEAU
(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, the
following described real estate situated in SHELBY County,
Alabama to wit:

PARCEL I (Granted by all Grantors)

A portion of Lot 32, Block 19, of the Original Map of Montevallo in the SE 1/4
of Section 21, Township 22 South, Range 3 West, in Shelby County, Alabama;
being situated in Shelby County, Alabama, and being more particularly described
as follows:

Commencing at the intersection of the Southwest side of the North Boundary
Street with the Southeast side of Main Street; thence run in a Southwesterly
direction along the line of Main Street for a distance of 171.11 feet to a
point of beginning of the land hereby conveyed; thence turn left 90 deg. 00
min. in a Southeasterly direction for a distance of 125 feet; thence turn right
90 deg. 00 min. in a Southwesterly direction for a distance of 50 feet; thence
turn right 90 deg. 00 min. in a Northwesterly direction to the line of Main
Street for a distance of 125 feet; thence turn right along the line of Main
Street for a distance of 50 feet to the point of beginning, and upon which
there is situated parts of a brick building formerly owned by George Kroell;
said land being a portion of Lot No. 32, according to the original plan of the
Town of Montevallo, Alabama, being the same property described in deed of J. A.
Brown and wife, Annie Jo Brown, to N. Joe Klotzman, dated April 30, 1948,
recorded in the Probate Office of Shelby County, Alabama, in Deed Book 132 page
246. Being situated in Shelby County, Alabama.

PARCEL II (Granted by Augusta Sims Lovelady)

An easement appurtenant for ingress and egress is granted over a part of Lot
32, Block 19, according to the original Plan of the Town of Montevallo, in the
SE 1/4 of Section 21, Township 22 South, Range 4 West, Shelby County, Alabama,
more particularly described as follows: From the SE corner of the above
described property, as the point of beginning, proceed Northeasterly along the
SE line of said property for a distance of 10 feet; thence turn right and run
Southeasterly and parallel to the SW line of said Lot 32 for a distance of 175
feet, more or less, to the NW right-of-way of Island Street; thence run
Southwesterly along said Island Street right-of-way for 10 feet to the SE
corner of said Lot 32; thence run Northwesterly along the SW boundary of said
Lot 32 back to the point of beginning, being situated in Shelby County,
Alabama.

THIS EASEMENT SHALL SERVE AS AN EASEMENT TO BENEFIT GRANTEES, THEIR EMPLOYEES,
SUPPLY DELIVERY VEHICLES, AND SANITATION TRUCKS. AT NO TIMES WILL ANY VEHICLES
BE ALLOWED TO BLOCK THE EASEMENT WAY, EXCEPT FOR DELIVERY TRUCKS WHICH SHALL
NOT BLOCK ANY PORTION OF THE EASEMENT FOR MORE THAN THIRTY (30) CONSECUTIVE
MINUTES. THIS IS A NON-EXCLUSIVE EASEMENT, HOWEVER, GRANTEES WILL BE REQUIRED
TO MAINTAIN SAID EASEMENT, AND SHALL PAY GRANTOR THE SUM OF \$100.00 ANNUALLY,
WHICH IS DUE AND PAYABLE UPON JANUARY 1ST OF EACH YEAR, BEGINNING IN 1997. THE
EASEMENT SHALL NOT BE USED FOR THE BENEFIT OF APARTMENT-DWELLING TENANTS.

09/06/1996-29367
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SMA 41.50

Inst # 1996-29367

SUBJECT TO:

Property taxes for 1996 and subsequent years.
Mineral and mining rights are not ensured.
Temporary Construction Easement by and between Augusta Lovelady and McDonald's Corporation dated May 17, 1996 and recorded as Instrument #1996-19370 in Probate Office. (Parcel II)
PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEEES HEREIN, ON EVEN DATE HEREWITH, IN FAVOR OF FIRST ALABAMA BANK, IN THE SUM OF \$108,000.00.

TO HAVE AND TO HOLD to the said GRANTEEES 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 for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s),
this 5th day of SEPTEMBER, 1996.

WITNESS

(Seal)

(Seal)

Augusta Sims Lovelady (Seal)
Augusta Sims Lovelady

Augusta Sims Lovelady (Seal)
The Estate of Donald Howard Lovelady
By: Augusta Sims Lovelady, Executrix

Augusta Sims Lovelady Co-Trustee
The Trust Under the Will of Donald Howard Lovelady

By: Augusta Sims Lovelady, Co-Trustee

Susan Lovelady Fulmer Co-Trustee
The Trust Under the Will of Donald Howard Lovelady

By: Susan Lovelady Fulmer, Co-Trustee

STATE OF ALABAMA)
COUNTY OF SHELBY) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Augusta Sims Lovelady, 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of Sept A.D., 1996.

[Signature]
Notary Public

My commission expires: 9/97

STATE OF ALABAMA)
COUNTY OF SHELBY) Acknowledgment in Representative Capacity

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Augusta Sims Lovelady, whose name as Executrix of the Estate of Donald Howard Lovelady, 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 capacity as such Executrix, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of Sept. A.D.,
1996.

[Signature]
Notary Public
My commission expires: 9/97

STATE OF ALABAMA)
COUNTY OF SHELBY) Acknowledgment in Representative Capacity

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Augusta Sims Lovelady and Susan Lovelady Fulmer, whose names as Co-Trustees of The Trust Under The Will of Donald Howard Lovelady, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, in their capacity as such Co-Trustees, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of Sept. A.D.,
1996.

[Signature]
Notary Public
My commission expires: 9/97

Inst # 1996-29367

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