

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to: Augusta Sims Lovelady
(Name)

(Address) P. O. Box 81

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 Dollar, (\$1.00) and other good and valuable consideration **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
(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:

AN EASEMENT APPURTENANT FOR SEWER AND UNDERGROUND UTILITY USAGE ONLY, WHICH SUPPLEMENTS THAT CERTAIN EASEMENT HERETOFORE GRANTED BY SAID GRANTOR TO SAID GRANTEES ON SEPTEMBER 5, 1996, WHICH PRIOR INGRESS AND EGRESS EASEMENT DEED WAS RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT INSTRUMENT #1996-29367, SAID EASEMENT WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

IN THE EVENT THAT GRANTEES, BY NECESSITY, DISRUPT THE SURFACE OF THE EASEMENT WAY BY REPAIR, OR INSTALLATION, OF SEWER OR UNDERGROUND UTILITIES, THE PROPERTY OF GRANTOR SHALL BE RESTORED TO ITS PREVIOUSLY EXISTING CONDITION WITHIN TEN (10) DAYS OF THE INITIATION OF SUCH REPAIRS OR RENOVATIONS BY GRANTEES.

GRANTEES SHALL OBTAIN WRITTEN PERMISSION OF GRANTOR, PRIOR TO THE INITIATION OF ANY SUCH REPAIRS OR RENOVATIONS, AND GRANTEES SHALL FURTHER HOLD GRANTOR, HER HEIRS, AGENTS, SUCCESSORS OR ASSIGNS HARMLESS AND INDEMNIFY THEM FOR LOSS OR DAMAGES RESULTING FROM SUCH ACTIVITY.

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 for such survivor forever.

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 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 16th day of April, 19 97

WITNESS

(Seal)

Augusta Sims Lovelady
(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

04/30/1997-13317
12:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ REC 9.00

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 16th day of April, 19 97

5-17-99
My Commission Expires

Mitchell A. Spears
Notary Public