

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Eighteen Thousand Five Hundred (\$18,500.00) Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Jesse Lovett and wife, Joy Lovett (herein referred to as grantors), hereby grant, bargain, sell, and convey to Bobby Ables and wife, Linda Ables, (hereinafter called Grantee), all their right, title, interest and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 17, Township 21 South, Range 2 West, according to a Survey of James L. Ray, Jr., dated March 25, 1978, being marked by an iron found in place; thence proceed North 88 deg. 45 min. 30 sec. West (magnetic bearing) for a distance of 914.72 feet to a point; thence turn an angle of 89 deg. 00 min. To the left and run 327.00 feet to the point of beginning of the parcel herein described; thence continue in the same direction for 310.00 feet to the point of intersection with the North right of way line of County Highway 26 (said line being the East boundary line of John Reynolds property as agreed and shown in said survey); thence proceed in an Easterly direction along said right of way line for a chord distance of 271.69 feet to a point being the Southwest corner of property owned by Paul Phillips; thence turn an angle of 105 deg. 13 min. 55 sec. To the left (from chord extended) and proceed in a Northerly direction along the West boundary of said Phillips property for a distance of 365.71 feet to a point; thence turn an angle of 86 deg. 27 min. To the left and run 243.42 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

- Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, page 125; Deed Book 160, page 415 in Probate Office of Shelby County, Alabama.
- Right of Way granted to Shelby County by instrument recorded in Deed Book 69, page 1 and Deed Book 156 page 549 in Probate Office of Shelby County, Alabama
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 24, page 124 in Probate Office of Shelby County, Alabama.
- Right of Way granted to Longview Lime Water Works for a 100 foot circle railroad through the SW 1/4 of the NE 1/4 of said Section 17 by instrument recorded in Probate Office of Shelby County, Alabama.
- Public utility easements reserved from 10 feet in width along the West line of said property as described in Deed Book 311 page 194.
- 30 foot easement reserved for ingress and egress as shown in Deed Book 325, page 477 in the Probate Office of Shelby County, Alabama.

TITLE NOT EXAMINED AND NO SURVEY REQUIRED BY AGREEMENT OF GRANTOR AND GRANTEE.

TO HAVE AND TO HOLD to said GRANTEES Forever in fee simple, jointly for their lives and to the survivor thereof, in fee simple, and to the heirs and assigns for said grantee forever, together with every contingent remainder and right of reversion.

And We do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that We are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that We have a good right to sell and convey the same as aforesaid; that We will and 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.

Given under my hand and seal, this 10th day of December, 1998.

Witnesses:

Jesse Lovett
Jesse Lovett (Seal)

Joy Lovett
Joy Lovett (Seal)

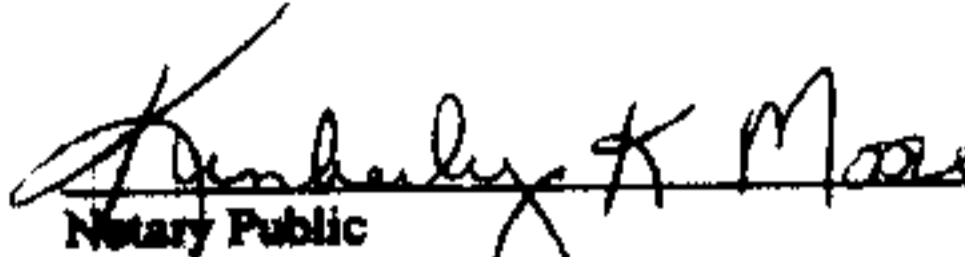
12/14/1998-49687
10:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

1998-49687

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jesse and Joy Lovett, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of December, 1998.



Notary Public
Exp 3-8-00

This instrument was prepared by:

James R. Kramer

P O Box 1012, Alabaster, AL 35007

Inst # 1998-49687

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