

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
P.O. Box 119
Montevallo, AL 35115-0091
205/665-5102
205/665-5076

Send Tax Notice to: M. SCOTT RENEAU and
(Name) DONNA RENEAU

(Address) 3818 Mains +
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 NINETY FIVE THOUSAND and 00/100-----(\$95,000.00)----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
STEVE R. SCOTT and wife, TERESA K. SCOTT

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

M. SCOTT RENEAU and wife, DONNA 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:

A parcel of land located in the SE ¼ of SE ¼ of Section 6, Township 22 South, Range 2 West, Shelby County,
Alabama, being more particularly described as follows.
Commence at the NE corner of the SE ¼ of SE ¼ of said Section 6; thence N 86 degrees 14'01" West along the north
line of said ¼ - ¼ section a distance of 933.41 feet to the point of beginning; thence continue along last described
course a distance of 406.76 feet to the NW corner of said ¼ - ¼ section; thence South 0 degrees 28'25" West along the
West line of said ¼ - ¼ section a distance of 1251.35' to a point lying on the northerly right of way line of Linda Lane.
thence South 68 degrees 48'10" East along said right of way line a distance of 159.61 feet; thence South 86 degrees
43'00" East along said right of way line a distance of 153.27 feet (measured 153.24 feet map); thence leaving said right
of way line, North 0 degrees 44'16" East a distance of 371.05 feet; thence North 59 degrees 07'14" West a distance of
10.00 feet thence North 30 degrees 52'46" East a distance of 29.11 feet; thence North 11 degrees 55'11" East a
distance of 261.80 feet; thence North 3 degrees 48'14" East a distance of 54.06 feet; thence North 3 degrees 42'46"
East a distance of 74.40 feet; thence North 4 degrees 36'29" East a distance of 507.24 feet to the point of beginning

SUBJECT TO:

- Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien but not due and payable until October 1, 1999.
- Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Transmission line permits to Alabama Power Company as recorded in Deed Book 91, Page 257; Deed Book 126, Page 157; Deed Book 213, Page 395; Deed Book 220, Page 846; and Deed Book 242, Page 924, in Probate Office.
- Easement to Southern Natural Gas as recorded in Deed Book 88, Page 585, in Probate Office.
- Easement conveyed to Johnny and Linda O'Grady as recorded in Deed Book 307, Page 325, in Probate Office
- Right of way to Shelby County as recorded in Deed Book 200, Page 447, in Probate Office.
- Easement as set forth in deed recorded in Deed Book 308, Page 742, in Probate Office.

**PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN, ON EVEN DATE
HEREWITH, IN FAVOR OF REGIONS BANK, IN THE SUM OF \$75,000.00.**

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, we have hereunto set our hand(s) and seal(s), this 5th
day of JANUARY, 19 99

WITNESS

(Seal)

STEVE R. SCOTT

(Seal)

(Seal)

TERESA K. SCOTT

(Seal)

(Seal)

01/19/1999
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH PB.50

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that STEVE R. SCOTT and wife, TERESA K. SCOTT

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 5th day of JANUARY A.D. 19 99

My Commission Expires

Notary Public