

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Grady Scott Lovelady
P.O. Box 197
Montevallo, AL 35115

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Fifty Thousand and 00/100 Dollars (\$50,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Barbara Gail McGaughy Gipson, a single woman (as to Parcel 1), Candace Moody McGaughy Eddings, a married woman (as to Parcel 1) and Alvin McGaughy, an single man (as to Parcel 1 and 2)**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Grady Scott Lovelady, a married man**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

PARCEL I

A portion of Lot 1, according to the Survey of Wilson's Subdivision as recorded in Map Book 3, page 62, in the Probate Office of Shelby County, Alabama; being more particularly described as follows:

Beginning at the center corner of Section 3, Township 24 North, Range 12 East as a point of reference; thence North with the land line North 1 degree, 35 minutes West 836.6 feet to a point 30 feet South of the centerline of Highway 25; thence North 85 degrees 50 minutes West 322 feet along and parallel to said highway to the point of beginning, being the NE corner of Lot #1 according to a survey of Wilson Subdivision #1 in the Corporate Limits of Montevallo, as shown by a map of said subdivision drawn by R. S. Villadsen for R C Wilson of 21 September 1940 and on file since December 1, 1943, in the Probate Office of Shelby County, Alabama at Map Book 3, page 62, from said beginning point run South 4 degrees 11 minutes East 120 feet to the SE corner of said lot; thence South 85 degrees 49 minutes West 95 feet; thence North 4 degrees 11 minutes West, more or less, 146 feet to the South right of way line of Highway 25; thence Easterly along said right of way line 97 feet to the point of beginning. Less and except any portion lying within deed recorded as Real 361 page 301 in the Probate Office of Shelby County, Alabama.

PARCEL II

A portion of lot 3, according to the survey of Wilson's Subdivision as recorded in Map Book 3 page 62, in the Probate Office of Shelby County, Alabama; being more particularly described as follows:

Begin at the NE corner of Lot No. 3 according to Survey of Wilson's Subdivision No. 1 in Corporate Limits of Montevallo, as shown by map or plat of said subdivision in Map Book 3, at page 62, Office of Judge of Probate of Shelby County, Alabama, and run thence South 85 degrees 49 minutes West along the North line of said Lot No. 3 a distance of 95 feet to a point, said point being the SW corner of the Alvin McGaughy lot as described in Deed Book 137, at page 149 in said Probate Office; thence run South 4 degrees 11 minutes East parallel with the East line of said Lot No. 3 a distance of 27 feet; thence run North 85 degrees 49 minutes East parallel with the North line of said Lot No. 3 a distance of 95 feet to a point on the East line of said Lot No. 3; thence run North 4 degrees 11 minutes West along the East line of said lot No. 3 a distance of 27 feet to the point of beginning, subject to easements and rights of way of record.

Note: Alvin McGaughy's conveyance of Parcel I is specifically given to transfer the life estate interest of the Grantor given in that certain deed recorded in Instrument #1993-34525 on November 2, 1993 in the Probate Office of Shelby County, Alabama.

Inst # 2002-12141

03/14/2002-12141
09:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOES MEL

Note: Alvin McGaughy and Alvin Joseph McGaughy are one and the same person.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 8th day of March, 2002.

GRANTORS

<p><i>Barbara Gail McGaughy Gipson</i> <i>on POA for</i> <i>Alvin Joseph McGaughy</i> (L.S.) Alvin McGaughy By: <u>Barbara Gail McGaughy Gipson</u> as <u>Power of Attorney for Alvin Joseph McGaughy</u> as recorded in Instrument #2002-04455 in the Probate Office of Shelby County, Alabama</p>	<p><i>Barbara Gail McGaughy</i> <i>POA for Candace</i> <i>Moody McGaughy Eddings</i> (L.S.) Candace Moody McGaughy Eddings By: <u>Barbara Gail McGaughy Gipson</u> as <u>Limited Power of Attorney for Candace Moody McGaughy Eddings</u> as found in the attached Exhibit "A"</p>
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Barbara Gail McGaughy Gipson (L.S.)
Barbara Gail McGaughy Gipson

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that Barbara Gail McGaughy Gipson as Power of Attorney for Alvin Joseph McGaughy is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she, in her capacity as such Power of Attorney executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 8th day of March, 2002.

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 5/13/04

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that Barbara Gail McGaughy Gipson as Limited Power of Attorney for Candace Moody McGaughy Eddings is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she, in her capacity as such Power of Attorney executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 8th day of March, 2002.


NOTARY PUBLIC

My Commission Expires: 5/13/04

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Barbara Gail McGaughy Gipson, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 8th day of March, 2002.


NOTARY PUBLIC

My Commission Expires: 5/13/04

EXHIBIT "A"

STATE OF ALABAMA

SHELBY COUNTY

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, Candace Moody McGaughy Eddings, of the State of Oregon and County of MORROW, has this day constituted and appointed, and does by these presents constitute and appoint Barbara Gail McGaughy Gipson as and for my true lawful attorney, for me and in my name, to execute in my name any and all documents presented at closing which are necessary to facilitate the real estate closing with Grady Scott Lovelady, Purchaser, concerning the property described as follows: Exhibit "B", which is situated in Shelby County, Alabama, giving and granting unto my said attorney full power and authority to do all acts necessary and proper to be done in and about the premises.

Witness my hand and seal, this the 7th day of March, 2002.

Candace Moody McGaughy Eddings
Candace Moody McGaughy Eddings

STATE OF OREGONCOUNTY OF MORROW

ACKNOWLEDGMENT

I, KATHLEEN M CLOSE, a Notary Public in and for said County and State, hereby certify that Candace Moody McGaughy Eddings, whose name is signed to the foregoing LIMITED POWER OF ATTORNEY, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he voluntarily executed the same on the day of its date.

Given under my hand and official seal of office on this the 7 day of March, 2002.

Kathleen M Close
NOTARY PUBLIC
My Commission Expires: 6/27/05

PREPARED BY:
Christopher R. Smitherman
Attorney at Law
P.O. Box 281
Montevallo, Alabama 35115
(205) 665-4357



EXHIBIT "B"
LEGAL DESCRIPTION

PARCEL I

A portion of Lot 1, according to the Survey of Wilson's Subdivision as recorded in Map Book 3, page 62, in the Probate Office of Shelby County, Alabama; being more particularly described as follows:

Beginning at the center corner of Section 3, Township 24 North, Range 12 East as a point of reference; thence North with the land line North 1 degree, 35 minutes West 836.6 feet to a point 30 feet South of the centerline of Highway 25; thence North 85 degrees 50 minutes West 322 feet along and parallel to said highway to the point of beginning, being the NE corner of Lot #1 according to a survey of Wilson Subdivision #1 in the Corporate Limits of Montevallo, as shown by a map of said subdivision drawn by R. S. Villadsen for R C Wilson of 21 September 1940 and on file since December 1, 1943, in the Probate Office of Shelby County, Alabama at Map Book 3, page 62, from said beginning point run South 4 degrees 11 minutes East 120 feet to the SE corner of said lot; thence South 85 degrees 49 minutes West 95 feet; thence North 4 degrees 11 minutes West, more or less, 146 feet to the South right of way line of Highway 25; thence Easterly along said right of way line 97 feet to the point of beginning. Less and except any portion lying within deed recorded as Real 361 page 301 in the Probate Office of Shelby County, Alabama.

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