

This instrument was prepared by:

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

Grantee's address:
500 Lovett Drive
Columbiana, Al 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100 (\$1.00) DOLLARS to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein,, the receipt whereof is acknowledged, the undersigned **ROBERT W. LOVETT, unmarried**, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto **RUTH M. CARLEE** (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:


FOR LEGAL DESCRIPTION - REFER TO ATTACHED EXHIBIT "A"

SUBJECT TO: Easements, Restrictions and Rights-of-Way of Record.

Ann Lovett, the other grantee in that certain deed recorded in Instrument No: 1993-02724 ,is deceased having died on or about October, 1993.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.


20021122000584680 Pg 1/3 22.00
Shelby Cnty Judge of Probate, AL
11/22/2002 12:11:00 FILED/CERTIFIED

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set GRANTOR'S hand and seal,
this 22nd day of November, 2002 .

Robert W. Lovett
Robert W. Lovett

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert W. Lovett, unmarried, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2002.



William R. Jester
Notary Public
My Commission Expires: 9/12/03

EXHIBIT "A"

LOT 2, PARCEL 1:

Commence at the Southeast corner of the Section 5, Township 22 South, Range 1 East; thence Westerly along the South Boundary of said Section 5, a distance of 1359.19 feet to the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 5; thence right 88°38'20", northerly 1025.31 feet along the East boundary of said SW 1/4 of the SE 1/4; thence continue along the previously described course 263.24 feet to the Point of Beginning; thence continue along the previously described course 266.42 feet; thence left 88°39'11", westerly 965.55 feet; thence left 90°54'27", southerly 266.40 feet; thence left 91°11'37", easterly 977.36 feet to the Point of Beginning. Containing in all 5.94 acres.

TOGETHER WITH AN EASEMENT 30 feet in width, to be used for utility purposes and for ingress and egress to and from the above described property, and shall be a perpetual non-exclusive easement and right-of-way, said easement described as follows: Commence at the Southeast corner of the Section 5, Township 22 South, Range 1 East; thence Westerly along the South Boundary of said Section 5, a distance of 1359.19 feet to the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 5; thence right 88°38'20", northerly 1025.31 feet along the East boundary of said SW 1/4 of the SE 1/4; thence left 88°39'11", westerly 490.57 feet along the south boundary of the above described Lot 1 to the Point of Beginning of a 30 feet wide easement lying 15 feet on each side of the following described centerline: thence left 45°53'29", southwest 134.62 feet along said centerline; thence left 17°03'56", southwest 99.00 feet along said centerline; thence right 10°48'28", southwest 217.92 feet along said centerline; thence right 21°07'59", southwest 100.64 feet along said centerline; thence left 32°55'34", southwest 244.72 feet along said centerline; thence right 74°24'45", westerly 112.29 feet along said centerline; thence left 18°12'36", westerly 121.57 feet along said centerline; thence right 26°35'53", westerly 114.06 feet along said centerline; thence left 18°47'24", westerly 300.00 feet along said centerline; thence right 00°57'03", westerly 485.33 feet to the Point of Ending. Said easement being 30 feet in width and 1930.15 feet in length and lying within the boundaries of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 5, Township 22 South, Range 1 East and contains in all 1.33 acres.

ALSO TOGETHER WITH AN EASEMENT 30 feet in width, to be used for utility purposes and for ingress and egress to and from the above described property, and shall be a perpetual non-exclusive easement and right-of-way, said easement described as follows: Commence at the Southeast corner of the Section 5, Township 22 South, Range 1 East; thence Westerly along the South Boundary of said Section 5, a distance of 1359.19 feet to the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 5; thence right 88°38'20", northerly 1025.31 feet along the East boundary of said SW 1/4 of the SE 1/4; thence left 88°39'11", westerly 490.57 feet along the south boundary of the above described Lot 1 to the Point of Beginning of a 30 feet wide easement lying 15 feet on each side of the following described centerline: thence right 129°09'42", northeasterly 77.06 feet along said centerline; thence left 14°19'09", northeasterly 160.82 feet to the beginning of a curve to the right having a radius of 88.49 feet; thence right through a central angle of 41°44'15", northeasterly 64.46 feet along the arc of said curved centerline to the beginning of a compound curve to the left having a radius of 437.59 feet; thence left through a central angle of 04°05'46", northeasterly 31.28 feet along said curve centerline to the south boundary of the above described Lot 2 of Parcel 1; said easement being 333.63 feet in length and containing 0.23 acres.

ALSO together with an easement 30 feet in width as described in that certain deed recorded in Real Book 242, Page 466 in the Office of the Judge of Probate of Shelby County, Alabama.