

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205)833-1571
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FAX 988-5905

This instrument was prepared by:

(Name) Joseph E. Walden
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:

(Name) C. Willard Wyatt
(Address) 5118 Shamrock Drive
Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Seven Thousand Five Hundred and no/100 (\$7,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Eula Wyatt, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
C. Willard Wyatt and wife, Gloria Ann Wyatt

(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:

Commence at a 2 inch pipe (Set by Huddie Dansby, Registered LS No. 9128 according to his survey dated the 24th day of June 1981) which marks the SW corner of Section 32, T-21s, R-1w; thence run North along the West boundary line of said Section a distance of 254.66 feet to the point of beginning; thence continue along the same line a distance of 254.66 feet to a point; thence turn an angle of 90° 56' 40" to the right and run a distance of 1331.08 feet to a point; thence turn an angle of 89° 03' 20" to the right and run a distance of 254.66 feet to a point; thence turn an angle of 90° 56' 40" to the right and run a distance of 1331.08 feet to the point of beginning. Said parcel is lying in the SW 1/4 of SW 1/4, Section 32, T-21s, R-1w and contains 7.78 acres.

According to the survey and plat by Huddie Dansby, Reg. L.S. No. 9128 dated June 24, 1981.

This deed prepared without benefit of title abstract or title examinations.

This deed subject to easements, restrictions, rights of way and encumbrances of record.

Subject to applicable zoning and subdivision regulations.

Four Thousand Five Hundred and no/100 (\$4,500.00) Dollars of the above recited consideration is in the form of a purchase money mortgage of even date executed simultaneously herewith.

Continued on reverse side

04/12/1995-09516
02:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.00

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 of 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 6th day of April, 19 95.

WITNESS

(Seal) _____
(Seal) _____
(Seal) Eula Wyatt (Seal)

STATE OF ALABAMA

SHELBY COUNTY } **General Acknowledgment**

I, Mary Kay Sharich, a Notary Public in and for said County, in said State, hereby certify that Eula Wyatt

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 6th day of April, A.D., 19 95

NOTARY PUBLIC STATE OF ALABAMA

My Commission Expires:

Mary Kay Sharich
Notary Public

Inst # 1995-09516

Inst # 1995-09516

SHELBY COUNTY JUDGE OF PROBATE

002	MCD	14.00
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**Cahaba
Title, Inc.**

Deed Tax \$

Cahoba Title, Inc.

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Birmingham, Alabama 35244

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