

THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF THE TITLE TO THIS PROPERTY AND HAS ACTED SOLELY AS THE DRAFTER OF THIS INSTRUMENT

This instrument was prepared by:  
Kendall W. Maddox  
Law Offices of Kendall W. Maddox  
300 Office Park Drive, Suite 160  
Birmingham, Alabama 35223

Send Tax Notice To:  
J. E. and Mildred Wyatt, Trustees  
231 Indian Trail Road  
Indian Springs, AL 35124

**WARRANTY DEED**

*\$428,000*

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**JAMES E. WYATT AND WIFE, MILDRED P. WYATT**

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

**J. E. WYATT AND MILDRED P. WYATT, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE WYATT LIVING TRUST, DATED MARCH 15, 2000 AND ANY AMENDMENTS THERETO**

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land in the SW 1/4 of the SW 1/4 of Section 28, Township 19 South, Range 2 West, and in the NW 1/4 of the NW 1/4 of Section 33 Township 19 South Range 2 West in Shelby County, Alabama, more particularly described as follows: Start at the SE corner of the SW 1/4 of SW 1/4 of Section 28, said point being also the NE corner of the NW 1/4 of the NW 1/4 of Section 33; thence Westerly along the South line of said SW 1/4 of the SW 1/4, said line being the North line of said NW 1/4 of NW 1/4 for 106 feet more or less, to the center line of Cahaba Valley Creek, for a point of beginning of the tract herein described; thence along the center line of said Cahaba Valley Creek in a generally westerly direction with the meanderings of said Creek, 1208 feet, more or less, to an intersection with the Easterly right of way line of Indian Trail; thence Northwesterly along said Easterly right of way line 93 feet, more or less, to the point of curve of a curve curving to the right, said curve having a radius of 217.23 feet and subtending a central angle of 20 degrees 41 minutes; thence Northerly along the arc of said curve 78.42 feet to the point of a reverse curvature with a curve curving to the left, said curve having a radius of 474.59 feet and subtending a central angle of 1 degree, 21 minutes and 40 seconds; thence along the arc of said curve 11.27 feet to a point; thence 54 degrees, 24 minutes and 10 seconds to the right from the tangent of said curve at said point and Northeasterly 634 feet, more or less, to the center line of the Cahaba Valley Creek; thence in a generally Southerly direction along said center line of said creek with its meanderings, 687 feet, more or less, to the point of beginning. Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

TO HAVE AND TO HOLD to the said grantee(s), his, her or their successors and assigns forever.

THE GRANTOR(S) herein grant(s) full power and authority by this deed to the Trustees, and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her or their successors 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 said GRANTEES, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of March, 2000.

*[Signature]*  
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*Mildred P. Wyatt*  
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STATE OF ALABAMA )  
JEFFERSON COUNTY )

GENERAL ACKNOWLEDGEMENT:

I, Kendall W. Maddox, a Notary Public in and for said County, in said State, hereby certify that James E. Wyatt and Mildred P. Wyatt, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 15 day of March, 2000

*[Signature]*  
Notary Public  
My Commission Expires: 3/24/2001

03/16/2000-08397  
10:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 1918 436.50

Inst • 2000-08397