

Send Tax Notice To:  
Agatha Gulledge  
925 Highway 101  
Leeds, AL 35094

This instrument was prepared by:  
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ALLISON, MAY, ALVIS,  
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P. O. Box 380275  
Birmingham, AL 35238

## STATUTORY WARRANTY DEED CREATING LIFE ESTATE AND EASEMENT

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

\$5000.00 W.M.G.L.

THAT IN CONSIDERATION OF **Five Hundred and No/100 Dollars (\$500.00)** and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **John Lowery and Wendy M. Gulledge Lowery, husband and wife** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Agatha Gulledge, a single woman** (herein referred to as Grantee) to hold during the Grantee's natural life, and to have the full possession, benefit, and use of this property for that term. At the end of the term of the life estate in Grantee, the property shall revert to Grantor Wendy M. Gulledge Lowery, her heirs, personal representatives, successors, and assigns. The property conveyed herein is situated in Shelby County, Alabama and is more particularly described as, to-wit:

*See Exhibit "A" for legal description ( described as Parcel 2).*

GRANTORS ALSO grant, bargain, sell and convey unto the Grantee and the life estate conveyed herein includes a twenty-foot wide Access Easement for ingress and egress and location of utilities to the property conveyed herein, the centerline of which is described on Exhibit "A" hereto as the "twenty foot wide access easement for ingress and egress to Parcel 2". Said Access Easement shall run with the land.


This deed is subject to:

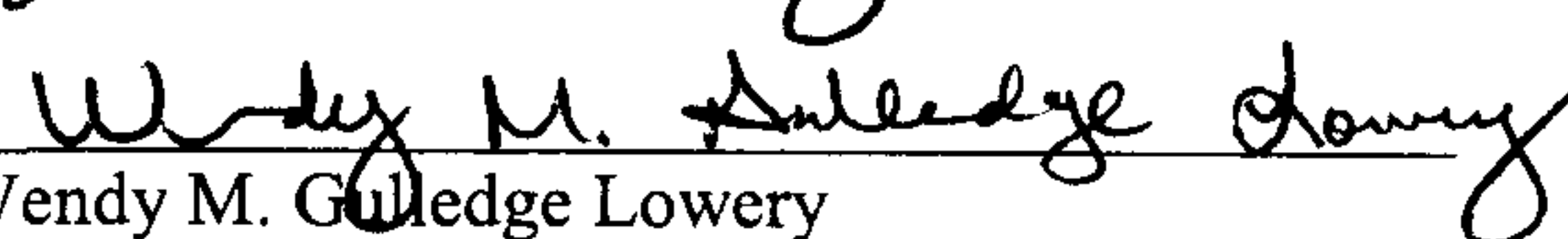
1. General and special taxes or assessments for 2004 and subsequent years not yet due and payable.
2. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, and mineral and mining rights of record.

TO HAVE AND TO HOLD unto the said Grantee and her heirs, personal representatives, successors and assigns, forever.

Grantors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantors have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the 30<sup>th</sup> day of December, 20 04.


  
John Lowery

  
Wendy M. Gulledge Lowery

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **John Lowery and Wendy M. Gulledge Lowery** whose name 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 the 30<sup>th</sup> day of December, 2004.

  
Notary Public  
My Commission Expires: 2-2-05



**EXHIBIT "A"**

**PARCEL- 2**

Commence at the northeast corner of the southeast quarter of the northeast quarter of Section 33, Township 17 south, Range 1 east, Shelby County, Alabama and run thence S 89° 43' 34" W along the north line of said quarter-quarter section— 156.12' to a set rebar corner ; Thence continue last described course— 720.00' to a found rebar corner; Thence run S 22° 39' 26" E— 615.74' to a corner on the northerly margin of Shelby County Highway No. # 101 in a curve to the right having a central angle of 34°46' 06" and a radius of 686.70'; Thence run northeasterly along the arc of said curve an arc distance of 229.32' to a point in the centerline of a twenty foot( 20.') wide access easement; Thence run N 32°39'53"W— 8.55' to a point; Thence run N 83°03'18" W— 73.66' to a point; Thence run N 45°52' 44" W—14.14' to a corner and the point of beginning of the parcel being described; Thence run N 16°05' 31" W— 185.00' to a corner; Thence run S 73° 54' 29" W —101.75' to a corner; Thence run S 16°05'31" E— 185.00' to a corner; Thence run N 73° 54' 29" E—101.75' to the point of beginning, containing 0.43 of an acre.

There is a twenty foot wide access easement for ingress and egress to Parcel - 2, the centerline of which is described as follows:

Commence at the northeast corner of the southeast quarter of the northeast quarter of Section 33, Township 17 south, Range 1 east, Shelby County, Alabama and run thence S 89° 43' 34" W along the north line of said quarter-quarter section— 156.12' to a set rebar corner ; Thence continue last described course— 720.00' to a found rebar corner; Thence run S 22° 39' 26" E— 615.74' to a corner on the northerly margin of Shelby County Highway No. # 101 in a curve to the right having a central angle of 34°46' 06" and a radius of 686.70'; Thence run northeasterly along the arc of said curve an arc distance of 229.32' to a point in the centerline of a twenty foot( 20.') wide access easement and the point of beginning , on the centerline, of the easement being described; Thence run N 32°39'53"W— 8.55' to a point; Thence run N 83°03'18" W— 73.66' to a point; Thence run N 40°22' 14" W—17.14' to the end of required easement.