

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
KENDALL MADDOX & ASSOCIATES, LLC
2550 Acton Road, Ste 210
Birmingham, Alabama 35243

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

WARRANTY DEED

\$10,000.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

20060522000242100 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
05/22/2006 03:35:58PM FILED/CERT

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,

**J. E. WYATT AND MILDRED P. WYATT, TRUSTEES, UNDER THE WYATT LIVING TRUST
DATED MARCH 15, 2000**

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

JULIA W. SCHENK

(herein referred to as Grantee, whether one or more), reserving unto the Grantors, J. E. WYATT AND MILDRED P. WYATT a life estate in the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land in the SW ¼ of the SW ¼ of Section 28, Township 19 South, Range 2 West, and in the NW ¼ of the NW ¼ 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 ¼ of SW ¼ of Section 28, and point being also the NE corner of the NW ¼ of the NW ¼ of Section 33; thence Westerly along the South line of said SW ¼ of the SW ¼, said line being the North line of said NW ¼ of NW ¼ 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 on Indian Trail; then 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, covenants and easements of record.

TO HAVE AND TO HOLD to the said Grantee, his, her or their successors and assigns forever, subject to the reservation of the life estate of J. E. WYATT AND MILDRED P. WYATT, the Grantors.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, 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 **GRANTEE**, 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 1 day of May, 2006.

J. E. Wyatt, Trustee
J. E. WYATT, Trustee under the Wyatt Living Trust
Dated March 15, 2000

Mildred P. Wyatt, Trustee
MILDRED P. WYATT, Trustee under the Wyatt Living Trust
Dated March 15, 2000

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that J. E. WYATT and MILDRED P. WYATT, Trustees, under the WYATT LIVING TRUST, DATED MARCH 15, 2000 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 1 day of May, 2006.

Shelby County, AL 05/22/2006
State of Alabama
Deed Tax: \$10.00



Notary Public

My Commission Expires: 10/8/2006

Jennifer Q. Griffin