

This instrument was prepared without
benefit of title evidence or survey by:
William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
117 Chandler Drive
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, and the distribution by GRANTOR to GRANTEE of the Clyde M. Wyatt Estate in accordance with the terms of the last will and testament of said Clyde M. Wyatt, deceased, the undersigned Clyde Bowman Wyatt, as personal representative of the Estate of Clyde M. Wyatt, deceased, Case No. 038094 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Sara Jane Turner and Clyde Bowman Wyatt (herein referred to as GRANTEE, whether one or more), in equal shares, the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL I:

All that portion of the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 9, Township 20 South, Range 2 East, lying West of the right of way line of Alabama Highway No. 25 and North of the right of way line of Shelby County Highway No. 449.

LESS & EXCEPT: A parcel of land located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama; more particularly described as follows: From the Northeast corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 9, Township 20 South, Range 2 East, proceed West along the North boundary of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 378.06 feet to the point of beginning of herein described parcel of land; thence continue West along the North boundary of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 263.15 feet to a point on the East boundary of a county paved road; thence turn an angle of 92 deg. 50 min. 49 sec. left and proceed South along the East boundary of said road a distance of 588.88 feet; thence turn an angle of 85 deg. 32 min. 22 sec. left and proceed East along the North boundary of said county paved road a distance of 230.16 feet; thence turn an angle of 91 deg. 14 min. 39 sec. left and proceed North a distance of 594.65 feet to the point of beginning of herein described parcel of land, being situated in Shelby County, Alabama.

PARCEL II:

Commence at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 28, Township 19

South, Range 2 East, Shelby County, Alabama, and run thence North 2° 9' West 682.97 feet to the North right of way line of the Florida Short Route, also known as Highway # 91, for point of beginning; and from said point of beginning, run along the East line of said forty, 2° 9' West 300 feet to an iron pin; thence North 77° 14' West 112 feet to an iron pin; thence South 2° 9' East 300 feet to the North right of way line of Highway #91, to an iron pin; thence along the North line of right of way of said Highway #91 South 77° 14' East 112 feet to point of beginning.

Also, commencing at iron stake, a point on the north right-of-way of Highway 91, where the east 40 line of the SE¼ of SW¼, Section 28, Township 19 South, Range 2 East, intersects same, North 2° 50' West 300 feet to point of beginning; thence 74° 40' left 105.0 feet; thence 74° 40' right 210.0 feet; thence 105° 20' right 105.0 feet; thence 74° 40' right 210 feet to beginning point, containing one-half (½) acres, more or less, located in SE¼ of SW¼, Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.

Also, commence at the SW corner of Section 28, Township 19 South, Range 2 East, and then run East along the South line of said Section a distance of 2,518.2 feet to a point; thence turn an angle to the left of 89° 44' 41" and run a distance of 820.2 feet to a point on the North right of way line of U.S. Highway 280, said point being identified as "POINT A"; thence continue along last described course a distance of 274.5 feet to a point; thence turn an angle of 103° 23' 09" to the right and run a distance of 25 feet to the point of beginning of the property herein conveyed; thence continue along last described course a distance of 87 feet to a point; thence run in a southwesterly direction a distance of 272 feet, more or less, to "POINT A"; thence run West along the right of way line of said Highway 280 a distance of 25 feet to a point; thence run in a Northeasterly direction a distance of 268 feet, more or less, to the point of beginning.

LESS & EXCEPT any of the following described property which lies within the boundaries of the tracts described above as Parcel II: Commence at the SW corner of Section 28, Township 19 South, Range 2 East, and then run East along the South line of said section a distance of 2,518.2 feet to a point; thence turn an angle to the left of 89° 44' 41" and run a distance of 820.2 feet to a point on the North right of way line of U.S. Highway 280; thence turn an angle of 71° 27' 35" and run Northwesterly along said North right of way line a distance of 25 feet to the point of beginning of the property herein conveyed; thence continue along last described course and along said highway right of way a distance of 321 feet to a point; thence turn an angle of 46° 53' 17" to the right and run a distance of 51.5 feet to a point; thence turn an angle of 14° 33' 14" to the right and run a distance of 100 feet to a point; thence turn an angle of 90° 71' 41" to the left and run a distance of 10 feet to a point; thence turn 100° 59' 04" to the right and run a distance of 112.8 feet; thence turn an angle of 102° 56' 09" to the right and run a distance of 387 feet to a point; thence turn in a southwesterly direction a distance of 268 feet, more or less, to the point of beginning.

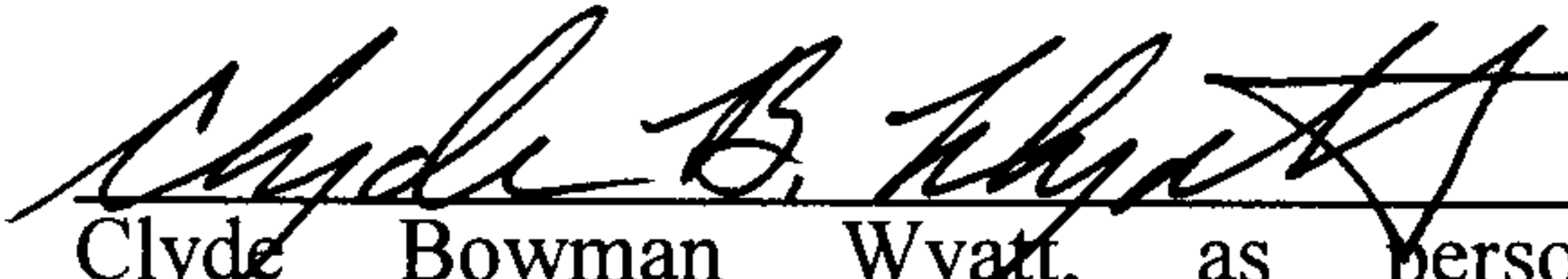
Subject to easements, conditions, restrictions, and rights-of-way of record.

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



20091214000456800 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/14/2009 10:51:49 AM FILED/CERT

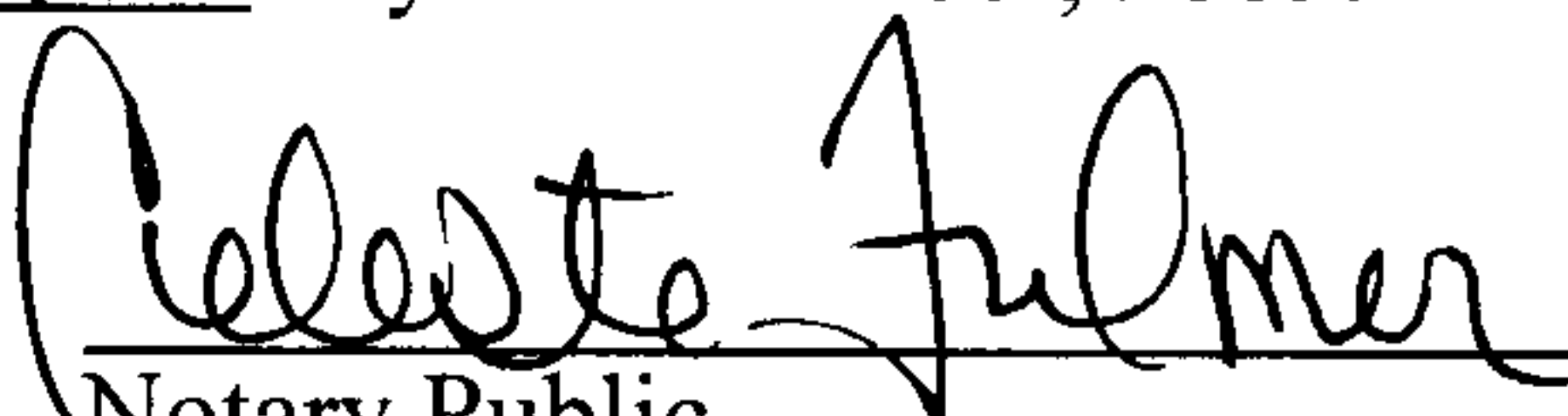
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
14th day of December, 2009.


Clyde Bowman Wyatt, as personal
representative of the Estate of Clyde M.
Wyatt, deceased

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clyde Bowman Wyatt, whose name as personal representative of the Estate of Clyde M. Wyatt, deceased, 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, in his capacity as such personal representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December, 2009.


Notary Public



20091214000456800 3/3 \$18.00
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