

Prepared by:
Wallace, Jordan, Ratliff & Brandt, LLC
800 Shades Creek Parkway
Birmingham, AL 35209-4518

Send Tax Notice To:
Lloyd C. Lowe & Laval S. Lowe
9920 Highway 17 South
Maylene, AL, 35114

Warranty Deed – Joint Tenants with Right of Survivorship

State of Alabama)

County of Shelby)

Know All Men by These Presents: That for and in consideration of the sum of \$5.00 (Five) Dollars in cash, and other good and valuable consideration, the receipt whereof is hereby acknowledged, Lloyd C. Lowe and Laval S. Lowe, husband and wife (hereinafter referred to as Grantors) do hereby grant, bargain, sell and convey unto Lloyd C. Lowe and Laval S. Lowe, as joint tenants with right of survivorship (hereinafter referred to as Grantee), their successors and assigns, the property located in Shelby County, Alabama and described on Exhibit "A" hereto, together with a nonexclusive easement for ingress and egress over the property located in Shelby County, Alabama and described on Exhibit "B" hereto (the "Easement Area"), such easement to be appurtenant to and run with the land described on Exhibit "A." This conveyance is subject to, and by accepting this deed Grantee accepts, the covenant by Grantee, their successors and assigns, to maintain the easement area and to indemnify and hold harmless Grantor, their successors and assigns, from any claims, loss or damage resulting from use of the Easement Area, unless due to the gross negligence or willful misconduct of Grantor, said covenant to run with the land.

To Have and To Hold, unto the said Grantees as joint tenants with right of survivorship, their heirs and assigns forever.

In Witness Whereof, we have hereunto set our hands and seals this 15th day of June, 2010.

Lloyd C. Lowe
Lloyd C. Lowe

Laval S. Lowe
Laval S. Lowe

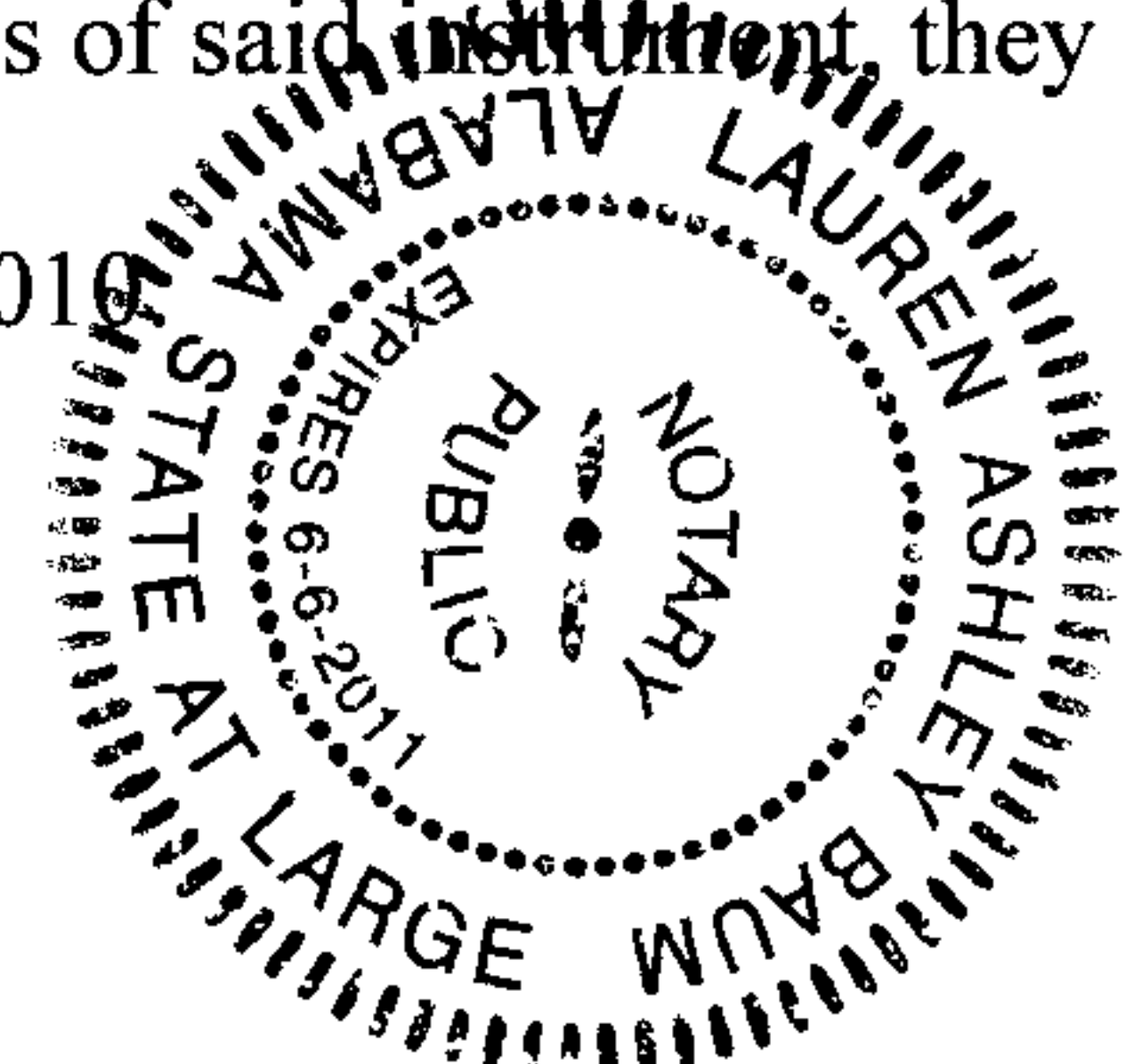
State of Alabama)
County of Jefferson)

I, the undersigned, a notary for said County and in said State, hereby certify that Lloyd C. Lowe and Laval S. Lowe, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this 15 day of June, 2010.

Notary Public:
Commission Expires:

Shelby County, AL 07/13/2010
State of Alabama
Deed Tax : \$5.00



\$5.000.00



20100713000221290 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
07/13/2010 11:23:24 AM FILED/CERT

EXHIBIT "A"

Part of the NW 1/4 of the SW 1/4 of Section 16, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an existing #4 iron rebar being the locally accepted NW corner of Lot 34, R.E. Whaley's Map of Town of Maylene, run in a southeasterly direction along the northeast line of said Lot 34 for a distance of 265.74 feet to an existing nail being the locally accepted northeastern corner of said Lot 34; thence continue in a southeasterly direction along last mentioned course for a distance of 40.82 feet to a point on the southwest right-of-way line of the existing railroad right-of-way; thence turn an angle to the left of 123 degrees 30 minutes 22 seconds and run in a northwesterly direction along the southwest right-of-way line of said railroad right-of-way for a distance of 917.33 feet; thence turn an angle to the left of 90 degrees and run in a southwesterly direction for a distance of 160.09 feet to an existing iron rebar set by Weygand and being the point of beginning; thence turn an angle to the right of 52 degrees 37 minutes 46 seconds and run in a northwesterly direction for a distance of 138.64 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 35 degrees 36 minutes 35 seconds and run in a westerly direction for a distance of 81.62 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 71 degrees 06 minutes and run in a northwesterly direction for a distance of 157.05 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 13 degrees 45 minutes 30 seconds and run in a northwesterly direction for a distance of 40.34 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 86 degrees 49 minutes 20 seconds and run in a northeasterly direction for a distance of 222.46 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 92 degrees 53 minutes 08 seconds and run in a southeasterly direction for a distance of 303.04 feet, more or less, to the point of beginning. And also, together with right of ingress, egress over an existing drive.

EXHIBIT B

Description of a 20 foot wide ingress/egress easement centered on an existing driveway lying 10 feet on either side of the centerline and said centerline being described as follows:

Commence at an existing #4 iron rebar being the locally accepted northwestern corner of Lot 34, R.E. Whaley's Map of the Town of Maylene, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, Page 75, run thence in a southeasterly direction along the north line of said Lot 34 for a distance of 65.74 feet to an existing nail being the locally accepted northeastern corner of said Lot 34; thence continue in a southeasterly direction for a distance of 40.82 feet to a point on the southwest right-of-way line of the existing 100 foot wide railroad right-of-way; thence turn an angle to the left of 123 degrees 30 minutes 22 seconds and run in a northwesterly direction along the existing southwest right-of-way line of the railroad for a distance of 917.33 feet; thence turn an angle to the left of 90 degrees and run in a southwesterly direction for a distance of 160.09 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 52 degrees 37 minutes 46 seconds and run in a northwesterly direction for a distance of 138.64 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 35 degrees 36 minutes 35 seconds and run in a westerly direction for a distance of 81.62 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 71 degrees 06 minutes and run in a northwesterly direction for a distance of 121.0 feet to the point of beginning of the easement herein described; thence turn an angle to the left of 153 degrees 40 minutes 55 seconds and run in a southerly direction for a distance of 52.77 feet to a point in the center of an existing asphalt drive; thence turn an angle to the left of 16 degrees 08 minutes 30 seconds and run in a southerly direction for a distance of 19.07 feet to a point in the center of an existing asphalt drive; thence turn an angle to the left of 20 degrees 25 minutes 05 seconds and run in a southeasterly direction for a distance of 19.07 feet to a point in the center of an existing asphalt drive; thence turn an angle to the left of 10 degrees 12 minutes 32 seconds and run in a southeasterly direction for a distance of 44.55 feet to a point in the center of an existing asphalt drive; thence turn an angle to the left of 16 degrees 04 minutes 07 seconds and run in a southeasterly direction for a distance of 28.23 feet to a point in the center of an existing asphalt drive; thence turn an angle to the left of 41 degrees 11 minutes 36 seconds and run in a northeasterly direction for a distance of 38.09 feet to a point in the center of a drive; thence turn an angle to the right of 22 degrees 26 minutes 42 seconds and run in a southeasterly direction for a distance of 27.50 feet to a point in the center of a drive; thence turn an angle to the right of 14 degrees 06 minutes 56 seconds and run in a southeasterly direction for a distance of 44.25 feet to a point in the center of a drive; thence turn an angle to the right of 5 degrees 11 minutes 17 seconds and run in a southeasterly direction for a distance of 44.25 feet to a point in the center of a drive; thence turn an angle to the right of 2 degrees 00 minutes 23 seconds and run in a southeasterly direction for a distance of 272.91 feet to a point in the center of a drive; thence turn an angle to the right of 2 degrees 2 minutes 06 seconds and run in a southeasterly direction for a distance of 33.71 feet to a point in the center of a drive; thence turn an angle to the right of 23 degrees 09 minutes 23 seconds and run in a southeasterly direction for a distance of 33.71 feet to a point in the center of a drive; thence turn an angle to the right of 4 degrees 35 minutes 07 seconds and run in a southeasterly direction for a distance of 40.76 feet to a point in the center of a drive; thence turn an angle to the left of 13 degrees 59 minutes 09 seconds and run in a southeasterly direction for a distance of 40.76 feet to a point in the center of a drive; thence turn an angle to the left of 31 degrees 10 minutes 21 seconds and run in a southeasterly direction for a distance of 32.32 feet to a point in the center of a drive; thence turn an angle to the left of 52 degrees 03 minutes 22 seconds and run in a northeasterly direction for a distance of 34.22 feet to a point in the center of a drive; thence turn an angle to the left of 26 degrees 29 minutes 39 seconds and run in a northeasterly direction for a distance of 77.01 feet to a point in the center of a drive and being at the point of intersection with the southwest edge of the asphalt for Shelby County Highway #17 being the point of ending.