

VALUE: \$ 25,000.00

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. Larry C. Wyatt

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN AND NO/00 DOLLARS-----(\$10.00)** and other good and valuable consideration, to the undersigned grantor, **LARRY E. WYATT and wife, SUSAN K. WYATT, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **LARRY C. WYATT and wife, HEATHER N. WYATT, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantor herein for the purpose of identification.

No title examination made. Description supplied by parties.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of December, 2010.

Larry E. Wyatt
Larry E. Wyatt

Susan K. Wyatt
Susan K. Wyatt

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Larry E. Wyatt and Susan K. Wyatt, whose names 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 29 day of December, 2010.

Kath Graham
Notary Public

My commission expires: 9-9-14

EXHIBIT "A"

LEGAL DESCRIPTION

STATE OF ALABAMA
SHELBY COUNTY

I, Roger Moore, a Registered Land Surveyor in said County and State, hereby certify the following to be a true and accurate description of the above map or plat to-wit:

A parcel of land containing 2.00 acres, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 28, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run North 88 degrees 05 minutes 18 seconds East along the South boundary 274.04 feet to the point of beginning; thence continue on the same line 355.0 feet to a fence corner post; thence run North 39 degrees 42 minutes 54 seconds East along a fence line 209.48 feet; thence run North 26 degrees 42 minutes 48 seconds West 230.67 feet; thence run South 45 degrees 26 minutes 39 seconds West 540.25 feet to the point of beginning.

ALSO THE FOLLOWING DESCRIBED RIGHT OF WAY: A right of way 20 feet in width for the purpose of ingress-egress, whose centerline is more particularly described as follows: Commence at the Southwest corner of the above described tract; thence run North 45 degrees 26 minutes 39 seconds East along the Northwest boundary of said tract 518.07 feet to the intersection of the centerline of a woods road, said point being the point of beginning; thence run North 19 degrees 51 minutes 22 seconds East along said centerline 248.25 feet; thence run North 29 degrees 19 minutes 53 seconds West along the centerline of an existing gravel drive 132.4 feet; thence run North 37 degrees 49 minutes 59 seconds West along the centerline of said drive 167.64 feet; thence run North 10 degrees 14 minutes 22 seconds East along the centerline of said drive 198.93 feet; thence run North 19 degrees 24 minutes 08 seconds West along the centerline of said drive 64.78 feet; thence run North 49 degrees 37 minutes West along the centerline of said drive 136.96 feet; thence run North 67 degrees 51 minutes 17 seconds West along the centerline of said drive 158.6 feet; thence run North 22 degrees 50 minutes 35 seconds West along the centerline of said drive 80.29 feet to the intersection of the centerline of South Shades Crest Road, said point being the termination of said right of way.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

Larry E. Wyatt
Susan K. Wyatt