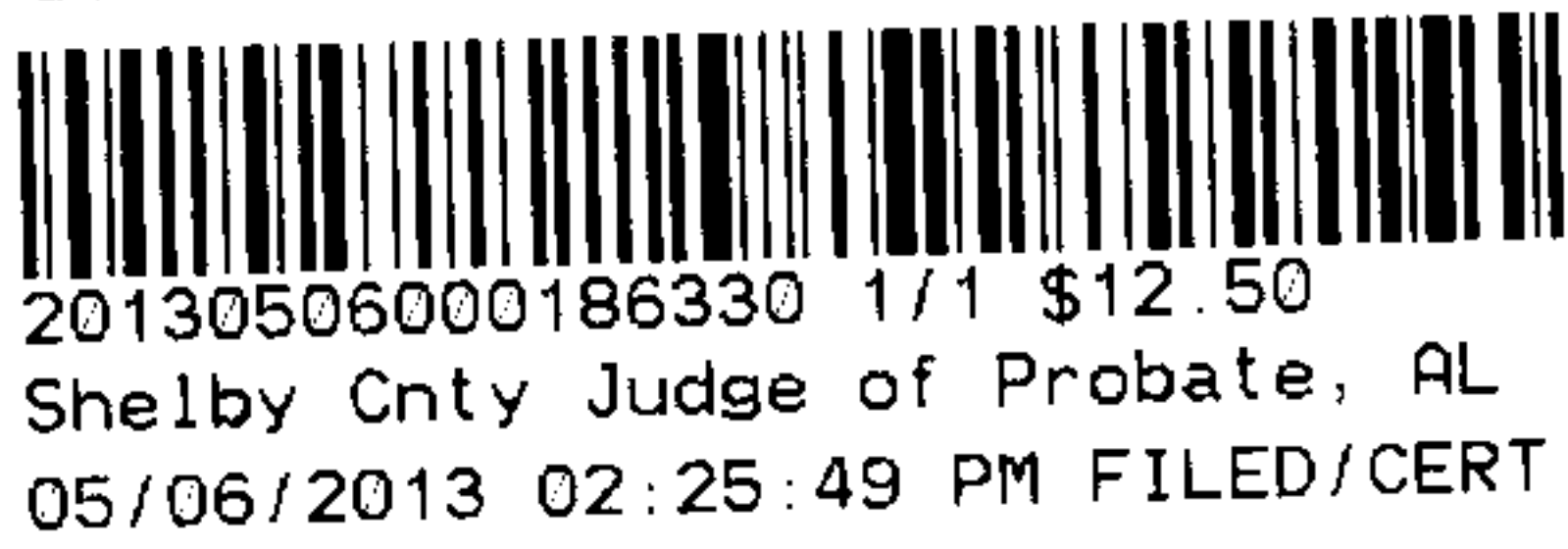


This instrument was prepared by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**Larry Averette**



**EASEMENT DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FIVE HUNDRED DOLLARS and NO/00 (\$500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John W. Wilder and wife, Peggy J. Wilder**, grant, bargain, sell and convey unto, **Larry Averette** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

15' Ingress/egress and Utility Easement, lying 7.5' either side of and parallel to the following described centerline:

BEGIN at the NE Corner of Lot 2 of Wildwood Shores, 4th Sector, as recorded in Map Book 16, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama; thence S51°03'16"E, a distance of 117.72' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N70°32'28"E, a distance of 16.04'; thence N63°40'56"E, a distance of 79.39'; thence N72°36'19"E, a distance of 42.75' to the beginning of a curve to the right, having a radius of 82.00, a central angle of 96°59'53", and subtended by a chord which bears S58°53'44"E, and a chord distance of 122.83'; thence along the arc of said curve, a distance of 138.83'; thence S10°23'48"E, a distance of 146.47'; thence S22°43'05"E, a distance of 85.58' to the POINT OF ENDING OF SAID CENTERLINE.

**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2013.
- 2. Easements, restrictions, rights of way, and permits of record.

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

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 30 day of May, 2013.

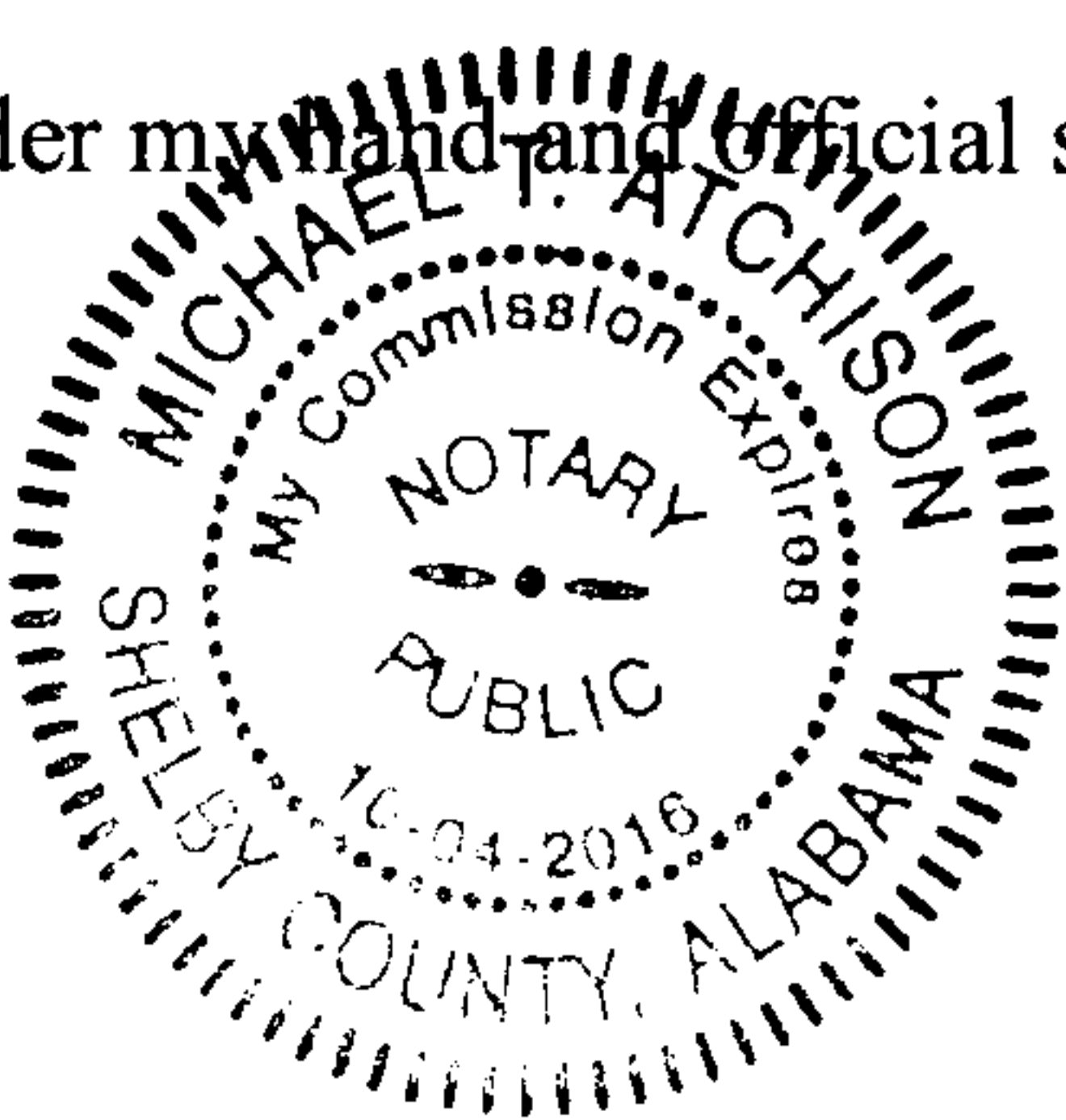
**John W. Wilder**

**Peggy J. Wilder**

STATE OF ALABAMA  
\_\_\_\_\_  
COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John W. Wilder and Peggy J. Wilder**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of May, 2013.



**Notary Public**  
My Commission Expires: \_\_\_\_\_

Shelby County, AL 05/06/2013  
State of Alabama  
Deed Tax: \$.50