

This instrument was prepared by

(Name) JAMES A. HOLLIMAN ATTORNEY

(Address) 3821 Lorna Road, Suite 110

Birmingham, AL. 35244

Send Tax Notice To: DAVID JOE STEWART
name 724 Forest Ridge Rd.
Alabaster, AL. 35114
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$15,500.00) DOLLARS
and the assumption of the hereinafter described mortgage loan
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

LONNIE K. HYDE and wife, KAREN M. HYDE

(herein referred to as grantors) do grant, bargain, sell and convey unto

DAVID JOE STEWART and wife, SANDRA STEWART

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY

County, Alabama to-wit:

Lot 13, according to the Survey of Woodland Hills, First Phase, Fifth
Sector, as recorded in Map Book 7, Page 152, in the Office of the Judge
of Probate of Shelby County, Alabama; being situated in Shelby County,
Alabama.

SUBJECT TO: (1) Taxes for the year 1991 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any. (3) Mineral and mining
rights. (4) Mortgage in favor of Altus Mortgage Corp., dated July 18,
1988, in the original amount of \$60,048.00 as recorded in Real Volume
196, Page 396; which mortgage was rerecorded in Real Volume 213, Page
535, and assigned to SouthTrust Mortgage Corporation by instrument as
recorded in Real Volume 206, Page 13; which said mortgage Grantees herein
agree to assume and pay the unpaid balance according to the terms as
set forth in said mortgage.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 DEC 11 AM 10:39

1. Dead Tax	15.50
2. Mtg. Tax	
3. Recording Fee	2.50
4. Indexing Fee	3.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	22.00

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, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 6th

day of December, 1990

WITNESS:

(Seal)

(Seal)

(Seal)

Lonnie K. Hyde (Seal)

LONNIE K. HYDE

Karen M. Hyde (Seal)

KAREN M. HYDE

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that LONNIE K. HYDE, and wife, KAREN M. HYDE
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 6th day of December, A. D., 1990

My Commission Expires: 8-29-94

James A. Holliman
Notary Public.