

STATE OF ALABAMA

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Eighty-seven thousand and no/100 (\$87,000.00) DOLLARS  
Hayes K. Wyatt and Lenda K. Wyatt, husband and wife  
to the undersigned grantor

in hand paid by Richard F. Matthews and Allyson L. Matthews

the receipt whereof is acknowledged they the said  
Hayes K. Wyatt and Lenda K. Wyatt, husband and wife

do grant, bargain, sell and convey unto the said  
Richard F. Matthews and Allyson L. Matthews

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 19, in Block 1, according to the Survey of Hamlet, Second Sector as recorded  
in Map Book 8, page 36 in the Probate Office of Shelby County, Alabama; being  
situated in Shelby County, Alabama.

Mineral and mining rights

Subject to: All easements, restrictions and rights of way of record.

\$78,300 of the above mentioned purchase price was paid for from a mortgage  
loan which was closed simultaneously herewith.

Lenda K. Wyatt and Lenda Kay Wyatt are one and the same person.

TO HAVE AND TO HOLD Unto the said Richard F. Matthews and Allyson L. Matthews

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 in-  
terest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other,  
then the heirs and assigns of the grantees herein shall take as tenants in common.

And they do, for and for their heirs, executors and administrators; covenant  
with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said  
premises; that they are free from all encumbrances;

that they have a good right to sell and convey the same as aforesaid; that they will, and their  
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, have hereunto set hand and seal,

this 18<sup>th</sup> day of March, 1991

*Richard F. Matthews*

My Commission Expires Feb 21, 1994  
WITNESSES:

*Hayes K. Wyatt* (Seal.)  
Hayes K. Wyatt

*Jan L. Myhr*  
Witness

*Lenda K. Wyatt* (Seal.)  
Lenda K. Wyatt

(Seal.)

(Seal.)

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James + Waldrop

Return to: Justin H. Alford  
NE 059-91

TO

**WARRANTY DEED**  
JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,  
County.

Office of the Judge of Probate

I hereby certify that the within deed  
was filed in this office for record on  
the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and was duly re-  
corded in Volume \_\_\_\_\_ of Deeds  
at page \_\_\_\_\_, and examined.

\_\_\_\_\_  
Judge of Probate.

STATE OF Alabama }  
Shelby COUNTY }

I, REBECCA W. Tatum

, a Notary Public in and for said County, in said State,

hereby certify that Hayes K. Wyatt and Lenda K. Wyatt, husband and wife  
whose name s 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 1st day of April 1991  
Rebecca W. Tatum As Notary Public

My Commission Expires Feb. 21, 1994

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
91 APR -5 AM 10:50  
James W. [Signature]  
JUDGE OF PROBATE



1. Deed Tax	9.00
2. Mtg. Tax	
3. Recording Fee	5.50
4. Indexing	3.70
6. Notary Fee	1.00
6. Certified Copy	
Total	18.00