

This instrument was prepared by

167

(Name) Corretti, Newsom & Rogers

(Address) 529 Frank Nelson Building, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-eight Thousand Five Hundred and no/100's (\$88,500.00) Dollars

to the undersigned grantor, Davenport Companies, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto Tharold A. Hyde and wife,  
Christine N. Hyde

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

Lot 43, QUAIL RUN as recorded in Map Book 7, Page 22 in the Office of the  
Probate Judge in Shelby County, Alabama, also that part of said Lot 44 of said  
Subdivision more particularly described as follows: Commence at the Northeast  
corner of said Lot 44; thence in a Northwesterly direction along the Northeasterly  
line of said Lot 44, a distance of 46.59 feet to the Point of Beginning; thence continue  
along last described course a distance of 150.42 feet to the most Northerly corner  
of said Lot 44; thence 69 degrees 50 minutes 21 seconds left in a Southwesterly  
direction a distance of 18.22 feet (18.0 feet recorded); thence 22 degrees 16  
minutes 43 seconds right, in a Southwesterly direction a distance of 57.55 feet;  
thence 99 degrees 46 minutes 01 seconds left in a Southeasterly direction, a  
distance of 33.2 feet; thence 57 degrees 24 minutes 12 seconds left, in an Easterly  
direction, a distance of 184.76 feet to the Point of Beginning; Except that part  
of said Lot 43 more particularly described as follows: Begin at the Southeast  
corner of said Lot 43; thence in a Northwesterly direction, along the Southwesterly  
line of said Lot 43, a distance of 46.59 feet; thence 155 degrees 16 minutes 09  
seconds right, in an Easterly direction, a distance of 43.34 feet; thence 93 degrees  
03 minutes 47 seconds right in a Southerly direction a distance of 19.52 feet to  
the Point of Beginning.

Subject to: ad valorem taxes for the current tax year, 1978.  
35 foot building line as shown by recorded map.  
15 foot easement crossing lot on South as shown by recorded map.  
Easement recorded in Misc. Volume 16, Page 829 in the Probate Office of  
Shelby County, Alabama.  
Right of Way to Alabama Power Company recorded in Volume 179, Page 346;  
Volume 101, Page 523; Volume 216, Page 103, and Volume 310, Page 582 in  
said Probate Office.

All minerals of every kind and character, including, but not limited to,  
oil, gas, sand and gravel in, on and under subject property. (SEE REVERSE)

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of  
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, James D. Davenport  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of 19

ATTEST:

DAVENPORT COMPANIES, INC.

By JAMES D. DAVENPORT, Its President

Secretary

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, the undersigned authority  
State, hereby certify that James D. Davenport  
whose name as President of Davenport Companies, Inc.  
a corporation, is 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, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 31st day of August 19 78

19780906000119570 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
09/06/1978 12:00:00AM FILED/CERT

Notary Public



CONTINUATION OF SUBJECTS:

Right of way to Alabama Gas Company recorded in Volume 206,  
Page 21 in said Probate Office.  
Restrictions recorded in Misc. Volume 22, Page 638, and Misc.  
Volume 22, Page 841 in said Probate Office.  
Agreement to Alabama Power Company recorded in Misc. Volume 22, Page 834  
in said Probate Office.

DAVENPORT COMPANIES, INC.

SHIRLEY CL.  
I CERTIFY THIS  
DOCUMENT WAS FILED

1978 SEP -6 AM 8:57

JUDGE OF PROBATE

ITS PRESIDENT

STATE OF ALABAMA  
COUNTY OF SHELBY

(Corporate form, jointly for life with  
remainder to survivor)

WARRANTY DEED

DAVENPORT COMPANIES, INC.  
TO  
THAROLD H. HYDE and wife, CHRISTINE  
N. HYDE

Return to: CORRETTI, NEWSOM & ROGERS  
529 Frank Nelson Bldg.  
B'ham, AL 35203

Recording Fee \$  
Deed Tax \$

This form furnished by



REALTY TITLE DIVISION  
2025 4TH AVENUE NORTH  
BIRMINGHAM, ALABAMA

19780906000119570 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
09/06/1978 12:00:00AM FILED/CERT