

(Name) Mr. & Mrs. Jerry Hyde

777

(Address) _____

This instrument was prepared by

(Name) James O. Standridge

(Address) P.O. Box 562, Montevallo, Al 35115

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Nine Thousand Nine Hundred DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

SANDRA K. GENRY and husband, JAMES TIMOTHY GENRY

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

JERRY HYDE and wife, DEBRA HYDE

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

Shelby County, Alabama to-wit:

The S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama.

Grantees herein, as a portion of the purchase price stated above, assume and agree to pay a certain mortgage to the Federal Land Bank, said mortgage having an outstanding balance of \$ 21,700.00.

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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 10th

day of July, 1984

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

Sandra K. Genry (Seal)
Sandra K. Genry

James T. Genry (Seal)
James Timothy Genry

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }
JUDGE OF REPOSE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra K. Genry and husband James Timothy Genry whose name s are 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 10th day of July A. D. 1984.

[Signature]
My Commission Expires: 1986 Notary Public.