

✓ SEND TAX NOTICE TO:

(Name) Glen Hyde

(Address) Rt 6 Box 72-6.  
Montevallo, Al 35115

This instrument was prepared by

(Name) James O. Standridge

(Address) Post Office Box #1 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 Eight thousand and 00/100 (\$8,000.00)----- DOLLARS

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

**DARRYL L. PICKETT and wife, ROBIN ARLENE PICKETT**

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

**GLEN HYDE and wife, DORIS JUNE 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:

A parcel of land in the SE 1/4 of the NE 1/4, Section 19, Township 22 South, Range 3 West, Shelby County, Alaaama, being further described as a portion of Lot No. 2-A, L. E. Shaw Addition, according to the map of the same on record in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3 at page 49, being more particularly described as follows: From the North-west corner of Lot No. 1-A, said addition, (its relation to the original government survey depicted on the above named map), run East along the South line of said Lot 2-A, 265.2 feet to a point on the West right of way line of County Road No. 223; deflect left 99 deg. 55 min. and run Northwesterly along said right of way line 375 feet; deflect left 90 deg. and run Southwesterly along the North line of subject lot 447.3 feet to a point on the East bank of Davis Creek; thence run Southeasterly along said creek bank 369 feet, more or less, to a point 19 feet due West of the beginning point; thence run East 19 feet, to the point of beginning; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

(Subject to liens and encumbrances of record)

1. Deed Tax \$ 8.00  
2. Mtg. Tax 30  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 11.50

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 1st

day of March, 19 86

WITNESS:

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

1986 MAR -4 AM 9:34

STATE OF ALABAMA

Shelby

COUNTY

Darryl L. Pickett  
DARRYL L. PICKETT

Robin Arlene Pickett  
ROBIN ARLENE PICKETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darryl L. Pickett and wife, Robin Arlene Pickett whose name S 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 1st day of March, A.D., 19 86

Andrea C. Dawson  
Notary Public