

This instrument was prepared by

# Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Six Thousand and no/100----- DOLLARS

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

Theron E. Dyer and wife, Bessie B. Dyer

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

Bobby Hoyle and Holly Kristin Hoyle

(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 situated in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  and SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 21, Township 19 South, Range 2 East, and located in Shelby County, Alabama, and more particularly described as follows: That part of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 21, Township 19 South, Range 2 East, lying Southwesterly of County Road (Harpersville-Sterrett) and that part of W $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 21, Township 19 South, Range 2 East, lying Southwesterly of County Road No. 83 (Harpersville-Sterrett) and North of County Road No. 62 running Northeast and Southwest through said property containing 17 acres, more or less. LESS AND EXCEPT that certain parcel of land from Theron E. Dyer and wife, Bessie B. Dyer to Bobby Lee Hoyle and wife, Holly K. Hoyle as described in Deed Book 317, Page 10 in the Probate Office of Shelby County, Alabama. ALSO LESS AND EXCEPT that certain parcel of land from Theron E. Dyer and wife, Bessie B. Dyer to Timothy W. Spates and Sheila Spates as described in Real Book 025, Page 299, in the Probate Office of Shelby County, Alabama.

\$36,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 12<sup>th</sup> day of December, 19 86.

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

1986 DEC 29 PM 7:17

Judge of Probate

(Seal)

(Seal)

(Seal)

250  
100  
350

Theron E. Dyer

Bessie B. Dyer

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Theron E. Dyer and wife, Bessie B. Dyer

whose name S are signed to the foregoing conveyance, and who are known to me, acknowledged before me

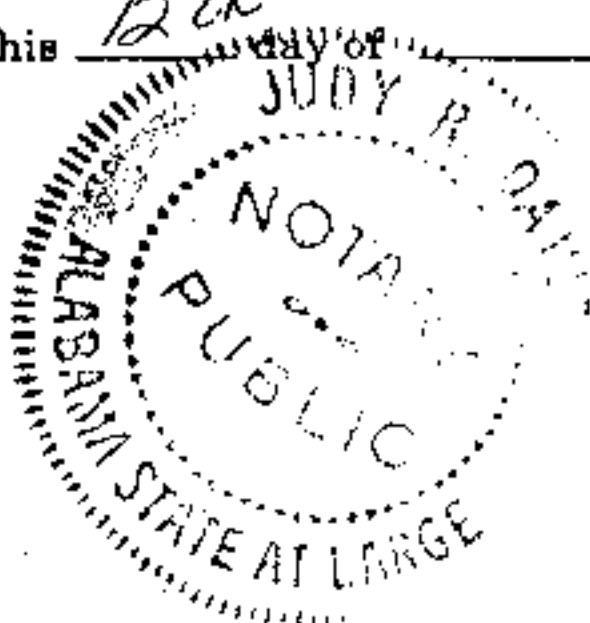
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of December, A. D., 19 86

Form 31-A

Bobby Hoyle  
Rt. 2 Box 152  
Vincent, AL 35178



Judy R. Rawls

Notary Public.