

Send Tax Notice To:

James T. Hyde
300 Dale Drive
Montevallo, AL 35115

This instrument was prepared by

(Name) Mitchell A. Spears

(Address) P. O. Box 91
Montevallo, Alabama 35115

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



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

1. Deed Tax \$ 7.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 10.50

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Dollars and 00/100, (\$7,000.00)

to the undersigned grantor, Merchants & Planters Bank,
(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 Jimmy T. Hyde and wife,
Barbara J. 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

Lot 18, according to the survey of Sunnydale Estates, Third Sector as set out
in Map Book 7 Page 78 in the Probate office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Doyle Drive as shown by plat.
Public utility easements as shown by recorded plat, including 40 feet on the
Rear.

Easement to Alabama Power Company as shown by instrument recorded in Deed
Book 91 Page 257 and Deed Book 177 Page 353 and Deed Book 103 Page 174 in
Probate Office.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 108
Page 415 in Probate Office.

Right-of-Way granted to South Central Bell by instrument recorded in Deed
Book 309 Page 338 and Deed Book 174 Page 111 in Probate Office.

Mineral and mining rights.

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 A. Kelly
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30 day of June 19 88

ATTEST:

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

By James A. Kelly
James A. Kelly,
President
Merchants and Planters Bank

STATE OF ALABAMA
COUNTY OF SHELBY

88 JUL -5 PM 1:29

I, the undersigned authority, James A. Kelly,
State, hereby certify that James A. Kelly,
whose name as President of Merchants & Planters Bank,
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 30 day of June 19 88

Form ALA-33

Mitchell A. Spears

James A. Kelly
Notary Public
9/89