

SEND TAX NOTICE TO:

(Name) Mrs. Barbara W. Hyde
1336 3rd Avenue S.W.
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) 113 South Main Street, P.O. Box 1227, Columbiana, Alabama 35051-1227. This deed prepared without examination or certification of title.

Form 1-1-8 Rev. 8-77 CORPORATION STATUTORY WARRANTY DEED-LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND and No/100-----(\$5,000.00) DOLLARS,

to the undersigned grantor, CENTRAL STATE BANK, Calera, Alabama, a banking a corporation, in hand paid by BARBARA W. HYDE

the receipt of which is hereby acknowledged, the said CENTRAL STATE BANK, Calera, Alabama, a banking corporation, does by these presents, grant, bargain, sell and convey unto the said BARBARA W. HYDE all of its undivided one-half interest in and to

the following described real estate, situated in Shelby County, Alabama:

Lot 16, according to the Map of Survey of Kenton Brant Nickerson Subdivision, as recorded in Map Book 5, at Page 53, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

It being the intention of the parties for Grantor to convey hereby all of its right, title and interest acquired in and to the above described real property under and by virtue of that certain Sheriff's Deed dated January 13, 1986 and recorded in Real Book 057, at Pages 267-268, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is expressly subject to all liens, encumbrances, limitations and restrictions against or applying to the above described real property, including specifically (i) the mortgage lien in favor of the holder of that certain mortgage dated May 16, 1974 and recorded in Mortgage Book 339, at Page 223, in the Office of the Judge of Probate of Shelby County, Alabama, and (ii) that certain Federal Tax Lien under document dated August 5, 1983 and recorded in Judgment Book T, at Page 744, in said Probate Records.
TO HAVE AND TO HOLD, To the said BARBARA W. HYDE, her

heirs and assigns forever. There is no warranty or representation as to the condition or quality of any improvement upon this real property or any part or portion of this real property. ~~And said~~ ~~and assigns, covenant with said~~ ~~heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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~~ ~~heirs, executors and assigns forever, against the lawful claims of all persons~~

IN WITNESS WHEREOF, the said CENTRAL STATE BANK, Calera, Alabama by its President, William M. Schroeder, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of June, 1988 CENTRAL STATE BANK

ATTEST:

William M. Schroeder By *William M. Schroeder*
Its Secretary of ALA. SHELBY COUNTY WILLIAM M. SCHROEDER, President

(SEAL)
STATE OF Alabama
COUNTY OF Shelby

I CERTIFY THIS INSTRUMENT WAS FILLED

88 SEP 20 PM 2:51

Deed TAX 5.00
Rec 2.50
Fees 1.00
8.50

I, the undersigned, said State, hereby certify that William M. Schroeder, a Notary Public in and for said County, in whose name as President of CENTRAL STATE BANK, Calera, Alabama, 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.

Given under my hand and official seal, this the 28th day of June, 1988
Joe Walden *Wade H. Morton, Jr.*
Public

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