

THIS INSTRUMENT PREPARED BY:
Porterfield, Harper & Mills, P.A.
#2 Office Park Circle, Suite 1
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Leonard G. Bramer
1404 Timber Circle
Helena, AL 35080

WARRANTY DEED - JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Five Thousand and no/100-----
(\$85,000.00)-----Dollars to the undersigned grantor (whether one or more)
in hand paid by the grantee herein, the receipt whereof is acknowledged, I or
we, **DANNY M. HYDE AND WIFE, MICHELLE L. HYDE** herein referred to as grantor,
whether one or more) do grant, bargain, sell and convey unto
LEONARD G. BRAMER AND FLORENCE E. BRAMER, (herein referred to as grantee,
whether one or more), the following described real estate situated in Shelby
County, Alabama to-wit:

Lot 33, according to the Amended Map of Timber Park, as recorded in
Map Book 13, page 115, in the Probate Office of Shelby County,
Alabama.

This conveyance is made subject to ad valorem taxes for the current
year; all easements, restrictive covenants, reservations and
rights of way appearing of record affecting the property.

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.

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01:17 PM CERTIFIED

~~TO HAVE AND TO HOLD unto the said grantee, his heirs or their heirs and
assigns forever.~~

And we do for ourselves and for our heirs, executors, and administrators
covenant with the said GRANTEES, their heirs and assigns, that we are
lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise noted above; that we have a good right to sell
and convey the same as aforesaid; that we will and 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 and seals, this
10th day of June, 1992.

(SEAL) Danny M Hyde
Danny M. Hyde

Michelle L. Hyde (SEAL)
Michelle L. Hyde

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said
State, hereby certify that Danny M. Hyde and Michelle L. Hyde whose names 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 seal this 10th day of June,
1992.

08/04/1992-15916
01:17 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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91

NOTARY PUBLIC

MY COMMISSION EXPIRES:

James K. Sward
Notary Public, Gwinnett County, Georgia
My Commission Expires May 12, 1996