

THIS INSTRUMENT PREPARED BY:
R. Shan Paden
Paden & Harris
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
Timothy B. Hyde
744 River Park Road-Lot 10
Birmingham, Alabama 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of SEVEN THOUSAND FIVE HUNDRED (\$7,500.00) DOLLARS to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, BILLY COX, an unmarried man, (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto TIMOTHY B. HYDE AND MICHELLE H. HYDE (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the southeast corner of the NE 1/4 of the NW 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama and run thence North 89 degrees 53 minutes 47 seconds West along the South line of said 1/4-1/4 a distance of 399.87 feet to the point of beginning of the property being described; thence continue along last described course a distance of 210.00 feet to a point; thence run North 1 degrees 56 min. 52 sec. West 210.00 feet to a point; thence run South 89 degrees 53 min. 47 sec. East 210.00 feet to a point; thence run South 1 deg. 56 min. 52 sec. East 210.00 feet to the point of beginning.

Also, a thirty foot (30.0 foot) wide access easement described as follows:

Commence at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama and run thence North 89 deg. 53 min. 43 sec. West along the South line of said 1/4-1/4 a distance of 659.87 feet to a point; thence run North 1 deg. 56 min. 52 sec. West a distance of 180.05 feet to the point of beginning of the easement being described; thence continue along last described course a distance of 916.00 feet to a point on the

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southerly right of way line of Shelby County Highway No. 12; thence run North 67 deg. 06 min. 41 sec. East along said right of way line a distance of 32.13 feet to a point; thence run South 1 deg. 56 min. 52 sec. East a distance of 897.57 feet to a point; thence run South 89 deg. 53 min. 47 sec. East a distance of 20.0 feet to a point on the west line of the one acre parcel; thence run South 1 deg. 56 min. 52 sec. East a distance of 30.0 feet to a point; thence run North 89 deg. 53 min. 47 sec. West a distance of 50.0 feet to the point of beginning and the end of easement description.

All being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1993; which said taxes are a lien but not due and payable until October 1, 1993.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 138 page 159 in Probate Office.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in deed 211 page 615 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 60 page 109 in Probate Office.
5. Rights of others to use the easement described herein.

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 all the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 10th day of August, 1993.

Billy Cox
BILLY COX

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama, County at Large hereby certify that BILLY COX, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 10th day of August, 1993.

Phyllis H. Black
Notary Public

My commission expires: May 18, 1997

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