

This Instrument was prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOHN M. SHYTLER  
2904 CLYDEBANK CIRCLE  
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND FIVE HUNDRED and 00/100 (\$124,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SHERRY DEE HOPSON, A MARRIED WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHN M. SHYTLER and DEBORAH A. SHYTLER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 7, BLOCK 2, ACCORDING TO THE SURVEY OF SELKIRK, A SUBDIVISION OF INVERNESS, PHASE IV, AS RECORDED IN MAP BOOK 6, PAGE 163 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Easement over the North 10 feet and Northwest 20 feet of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
3. 10 foot easement over the East and a 7.5 feet easement along the South lot line of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
4. Restrictions appearing of record in Misc. Volume 21, Page 10 and Misc. Volume 21, Page 376.
5. Right-of-way granted Alabama Power Company recorded in Misc. Volume 21, Page 377.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 311, Page 652.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR HER RESPECTIVE SPOUSE.

\$118,275.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 17.50

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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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, SHERRY DEE HOPSON, have hereunto set his, her or their signature(s) and seal(s), this the 27 day of September, 1996.

*Sherry Dee Hopson*  
SHERRY DEE HOPSON

STATE OF IDAHO  
COUNTY OF *Latah*

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SHERRY DEE HOPSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27<sup>th</sup> day of September, 1996.

*Linda A. Leland*  
Notary Public

My commission expires: 9-5-1997

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