

send tax notice to:

194 Highway 311
Shelby, AL 35143

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty-Four Thousand and NO/100 dollars (\$24,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Lee Campbell Schrader, as power of attorney for Bobby Baker Schrader**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **W. Ray Hyde, and wife, Jennifer Ziegler Hyde, and Patricia Louise Sparta, a single person**, hereinafter called "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, Alabama**.
to-wit:

Commence at the Southeast corner of the SW 1/4 of the SW 1/4 of the Section 21, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Northerly along the East line of said 1/4 - 1/4 Section for 292.82 feet to the point of beginning of this Parcel 2; thence 15 degrees 48 minutes left and run Northwesterly 2,332.70 feet, more or less, to a point on the waters edge on the 397 foot contour elevation line that is 2,537.39 feet North of 635.15 feet West of the Southeast corner of the SW 1/4 of the SW 1/4 of said Section 21; thence run Southwesterly along the 397 foot contour line at the waters edge for 586 feet, more or less, to a point that is 2,088.52 feet North of and 982.07 feet west of the Southeast corner of the SW 1/4 of the SW 1/4 of said Section 21; thence run Southeasterly 1,849.31 feet, more or less, to a point; then 73 degrees, 30 minutes left and run Easterly 540.0 feet to the point of beginning.

This conveyance is subject to all easements, rights-of-ways and restrictions of record, if any, affecting said property.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 31 day of March, 1997, in Thorsby, Alabama.

GRANTORS

Lee Campbell Schrader (L.S.)

Lee Campbell Schrader, as Power of Attorney
For Bobbie Baker Schrader

STATE OF ALABAMA

CHILTON COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31st day of March, 1997

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
908 NORTH MAIN STREET
MONTEVALLO, AL 35115
(205) 665-4337

Inst # 1997-12470

04/22/1997-12470
01:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
901 MCS 9.30

Inst # 1997-12470