

This instrument was prepared by:
(Name) Joseph E. Walden
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Luis A. Murcia
(Address) Lot 6 Chatham Court
Pelham, AL 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Twenty-Seven Thousand Five Hundred and No/100 (\$27,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Marjorie Hyde, an unmarried women

(herein refereed to as grantors) do grant, bargain, sell and convey unto

Luis A. Murcia and wife, Lucinda M. Murcia

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 6, according to Survey of Deer Springs Estates, 2nd Addition, as recorded in Map Book 5, Page 85, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record. Subject to applicable zoning and subdivision regulations, if any.

Subject to defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof.

Subject to rights or claims of parties in possession not shown by the public records.

Subject easements, or claims of easements, not shown by the public records.

Subject to encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

Subject to any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

Subject to rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured.

Subject to restrictions upon the use of the premises not appearing in the chain of title to the land.

CONTINUED ON REVERSE SIDE

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 14th day of May, 19 92.

WITNESS

(Seal)

Marjorie Hyde

(Seal)

(Seal)

(Seal)

05/19/1997-15499
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCB 30.30

STATE OF ALABAMA
SHELBY COUNTY

I, Cindy Ransfield, a Notary Public in and for said County, in said State, hereby certify that Marjorie Hyde 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of May, 19 92.

May 11, 1999
My Commission Expires:

Cindy Ransfield
Notary Public

1997-15499

CONTINUED

Subject to taxes for 1997 and subsequent years. 1997 ad valorem taxes are a lien but not due and payable until October 1, 1997.
Subject to any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under s current use assessment.
Subject to a 50-foot Plantation Pipe Line Easement across the North side of said lot as shown on recorded map.
Subject to a Plantation Pipe Line Easement of varying width across the South side of said lot as shown on recorded map.
Subject to an easement to Plantation Pipe Line Company recorded in Deed Book 254, Page 517 and Deed Book 254, Page 519 in Probate Office.
Subject to title to minerals underlying caption lands with mining rights and privileges belonging thereto.
Subject to a transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 276, Page 254 in Probate Office.
Subject to a transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 127, Page 399 in the Probate Office.

Marjorie Hyde is the sole surviving grantee of that certain deed to William R. Hyde and Marjorie Hyde, as recorded in Deed Book 317, Page 801 in the Probate Office of Shelby County, Alabama. William R. Hyde having died on June , 1996.

This deed is prepared without the benefit of survey at the purchaser's request.

Inst # 1997-15499

05/19/1997-15499
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 REC 28.50

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR

Joseph E. Walden
WALDEN & WALDEN
P.O. Box 1610
Alabaster, AL 35007
(205) 663-0915