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Inst • 1999-13607

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JAMES M. HYDE
209 SUMMER BROOK LANE
ALABASTER, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

04/01/1999-13607
08:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FOURTEEN THOUSAND NINE HUNDRED and 00/100 (\$114,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CONNIE DENISE ROSE (GREEN) and HUSBAND, JASON S. GREEN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES M. HYDE and JANET HYDE, 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 126, ACCORDING TO THE SURVEY OF SUMMER BROOK, SECTOR TWO, AS RECORDED IN MAP BOOK 18 PAGE 75 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. BUILDING SETBACK LINE OF 30 FEET RESERVED FROM SUMMER BROOK LANE AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 30 FEET ALONG THE EASTERLY SIDE OF LOT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1994-15844; INST. #1994-37127; INST. #1996-2230 AND INST. #1996-2231 IN PROBATE OFFICE.
5. RIGHT(S)-OF-WAY(S) GRANTED TO PLANTATION PIPELINE CO. BY INSTRUMENT(S) RECORDED IN INST. #1994-29755 IN PROBATE OFFICE.
6. EASEMENT(S) TO ALABASTER WATER & GAS BOARD AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 278 PAGE 391 IN PROBATE OFFICE.
7. EASEMENT(S) TO SOUTHERN NATURAL GAS CO. AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 90 PAGES 333 AND 445 IN PROBATE OFFICE.
8. EASEMENT(S) TO PLANTATION PIPELINE CO. AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 112 PAGE 280; DEED BOOK 212 PAGES 635 AND 313 IN PROBATE OFFICE.
9. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 18 PAGE 75.

10. AGREEMENT WITH SOUTHERN NATURAL GAS CO. AS SET OUT IN INST. #1995-17334 IN PROBATE OFFICE.

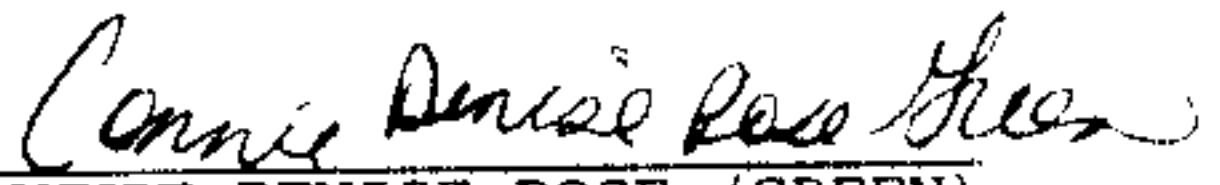
CONNIE DENISE ROSE AND CONNIE DENISE ROSE GREEN IS ONE AND THE SAME PERSON.


\$118,347.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, CONNIE DENISE ROSE (GREEN) and HUSBAND, JASON S. GREEN, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of March, 1999.


CONNIE DENISE ROSE (GREEN)



JASON S. GREEN

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CONNIE DENISE ROSE (GREEN) and HUSBAND, JASON S. GREEN, HUSBAND AND WIFE, 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 23rd day of March, 1999.


Notary Public

My commission expires: 7/1/02

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SHELBY COUNTY JUDGE OF PROBATE
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