

THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF THE TITLE TO THIS PROPERTY
AND HAS ACTED SOLELY AS THE DRAFTER OF THIS INSTRUMENT

This instrument was prepared by:
Kendall W. Maddox
Law Offices of Kendall W. Maddox
300 Office Park Drive, Suite 160
Birmingham, Alabama 35223

Send Tax Notice To:
Gary and Sarah Sides, Trustees
2009 Sweetgum Drive
Birmingham, Alabama 35244

WARRANTY DEED

\$25,000

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

GARY D. SIDES AND WIFE, SARAH S. SIDES

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**GARY D. SIDES AND SARAH S. SIDES, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER
THE SIDES LIVING TRUST, DATED APRIL 19, 1999 AND ANY AMENDMENTS THERETO**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 423, according to the Survey of the Eleventh Addition to Riverchase Country Club as recorded in Map Book 8, Page 160 in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted. Subject to a 35 ft. building line from Sweetgum Drive as shown by recorded plat. Subject to restrictions per recorded plat book regarding no access to Old U.S. Highway 31. Subject to restrictions are recorded in Deed Book 354 page 546, Misc. Vol. 15 page 536, Misc. Vol 17 page 550 and Misc. Vol 34 page 549. Subject to restrictive covenants in favor of Ala. Power Co. as recorded in Misc. Vol 56, page 311. Subject to Agreement with Ala. Power Co. regarding underground residential utility distributions as recorded in Misc. Vol 56 page 308. Subject to easement to the City of Birmingham Water Works Boards as recorded in Deed Book 336 page 206. Subject to right of way to Ala. Power Co. as recorded in Vol 91 page 353 and Vol 353 page 574.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTORS herein grant full power and authority by this deed to the Trustees, and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their successors 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 **GRANTEE**, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19th day of April, 1999.

Sarah S. Sides

Gary D. Sides

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Kendall W. Maddox, a Notary Public in and for said County, in said State, hereby certify that Gary D. Sides and Sarah S. Sides, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 19 day of April, 1999.

K. W. Maddox

04/21/1999-16861
09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRN 30.50

Notary Public
My Commission Expires: 3/24/2001

1999-16861
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