

WARRANTY DEED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Theresa L. Tyndal  
1546 Bent River Circle  
Birmingham, AL 35216

STATE OF ALABAMA)  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY FOUR THOUSAND NINE HUNDRED FIFTY AND NO/100 DOLLARS (\$144,950.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, C. PHILLIP HUCKABY AND WIFE, HARRIETTE H. HUCKABY, (herein referred to as Grantors) do grant, bargain, sell and convey unto THERESA L. TYNDAL (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 47, Phase II, according to the Survey of Bent River Estates, as recorded in Map Book 18, Page 30, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$143,763.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 23rd day of September, 1999.

*C. Phillip Huckaby*  
C. PHILLIP HUCKABY

*Harriette H. Huckaby*  
HARRIETTE H. HUCKABY

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that C. PHILLIP HUCKABY AND WIFE, HARRIETTE H. HUCKABY, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23RD day of September, 1999.

*Frank K. Bynum*  
Notary Public

My Commission Expires:

11-20-2000

ztyndal.txt

Inst # 1999-40095

09/27/1999-40095  
09:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 C31 10.00