

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Shannon Nivens

(Address) 103 Highland Drive
Columbiana Ala 35051

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-4-97 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Nine Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

David A. Hyche and wife, Tracy M. Hyche

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

Shannon Heith Nivens and Kimberly Kelley

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

Lot No. 2, Highlands Subdivision, as shown on map recorded in Map Book 5, Page 26, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

\$68,500.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1999-42535

10/13/1999-42535

01:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 10.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 11th

day of October, 1999

(Seal)

(Seal)

(Seal)

David A. Hyche

David A. Hyche

(Seal)

(Seal)

(Seal)

Tracy M. Hyche

Tracy M. Hyche

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgement

the undersigned authority

I, Tracy M. Hyche, a Notary Public in and for said County, in said State, hereby certify that David A. Hyche and Tracy M. Hyche, whose names are signed to the foregoing conveyance 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 11th day of October A.D., 1999

My Commission Expires: 10/16/2000

Notary Public