

Inst # 2000-41020

STATE OF ALABAMA §
 §
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Forty Two Thousand and NO/100 (\$42,000.00) Dollars to the undersigned **LAURA EVELYN WINGARD, FORMERLY KNOWN AS EVELYN S. HYPHE, A MARRIED WOMAN**, herein referred to as Grantor, in hand paid by **DAVID L. HYPHE AND WIFE, AMY D. HYPHE**, whose mailing address is 319 Highway 442, Sterrett, Alabama 35147, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all her right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: For the point of beginning, commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, and run South along the East line of said 1/4 - 1/4 Section for 311.89 feet; thence turn an angle to the right and run parallel with the North line of said 1/4 - 1/4 Section a distance of 353.49 feet; thence turn an angle to the right and run in a Northerly direction parallel to the East line of said 1/4 - 1/4 Section a distance of 311.89 feet more or less to a point on the North line of said 1/4 - 1/4 Section; thence turn an angle to the right and run along the North line of said 1/4 - 1/4 Section a distance of 353.49 feet to the point of beginning.

AND ALSO an easement across the following described property: Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West; thence run South along the West line of said 1/4 - 1/4 section a distance of 275 feet to the point of beginning; thence continue Southerly along the West line of said 1/4 - 1/4 section a distance of 10 feet; thence run easterly parallel to the north line of said 1/4 - 1/4 section a distance of 210 feet; thence run northerly parallel to the West line of said 1/4 - 1/4 section a distance of 10 feet; thence run westerly a distance of 210 feet to the point of beginning.

The property being conveyed herein does not constitute any part or portion of the homestead of the Grantor or her spouse.

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10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HMB 56.00

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for herself and for her heirs, executors and administrators, covenant with the Grantee, his heirs and assigns that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that she has a good right to sell and convey the same as is done hereby, that she will and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

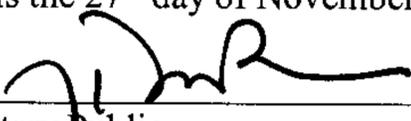
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 27th day of November, 2000.


Laura Evelyn Wingard, formerly known as
Evelyn S. Hyche

STATE OF ALABAMA §
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TALLADEGA COUNTY §

I, the undersigned authority in and for said County, in said State, hereby certify that Laura Evelyn Wingard, formerly known as Evelyn S. Hyche, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of November, 2000.



Notary Public

THIS INSTRUMENT PREPARED BY:
PROCTOR AND VAUGHN
Post Office Box 2129
Sylacauga, Alabama 35150
File: 45.1794

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