

This Document prepared by:

John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

Timothy B. Hyde
3146 Shockey Road
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of \$14,000.00 to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Brenda K. Hyde, a single woman. (herein referred to as grantor) do grant, bargain and sell and convey unto Timothy B. Hyde and Michelle H. Hyde (herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

Lot 16, Block 4, Oak Mountain Estates, 2nd Sector, according to the Map as recorded in Map Book 5, Page 76, in the Probate Office of Shelby County, Alabama.

This deed was done without a title search with information provided by the grantors and grantees and relied upon by John R. Holliman.

SUBJECT TO: (1) Taxes for the year 2001 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any.

TO HAVE AND TO HOLD, unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns and 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 (ours) 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 (ours) 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.

Given under my hand and seal on this the 4th day of October, 2000.

Brenda K. Hyde
Brenda K. Hyde

STATE OF Alabama)
Shelby COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that Brenda K. Hyde whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily.

Given under my hand and official seal this the 4th day of October, 2000.

Catherine J. Scott
NOTARY PUBLIC

My commission expires: 8-3-02

03/16/2001-09394
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 DLH 25.00

Inst # 2001-09394