

THIS INSTRUMENT PREPARED BY  
Douglas W. Ingram, Attorney  
9212 Brookhurst Drive Suite 102  
Birmingham, Alabama 35235

Send Tax Notice To:  
Howard Hyde and Sarah Hyde  
Lot 12 Valentine Circle  
Wilsonville, Alabama 35186

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**  
**ALABAMA**


**SHELBY COUNTY**

)  
) **Know All Men By These Presents.**  
)  
That in consideration of Twelve Thousand Five Hundred and 00/100ths Dollars (\$12,500.00) and other valuable and good Consideration to the undersigned (GRANTOR(S)) herein, the receipt of which is acknowledged, I or we,

Gary Crumpton, a married man

herein referred to as GRANTOR(S) do grant, bargain, sell and convey unto:

Howard Hyde and Sarah Hyde

  
20040615000323120 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
06/15/2004 11:05:00 FILED/CERTIFIED

(Herein referred to as the GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the map of Schafner-Schatz Subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 6, page 98.

\$12,500.00 of the above consideration is being paid by a mortgage executed and recorded simultaneously herewith.

The above described property is not the homestead of the Grantor.

Subject to:

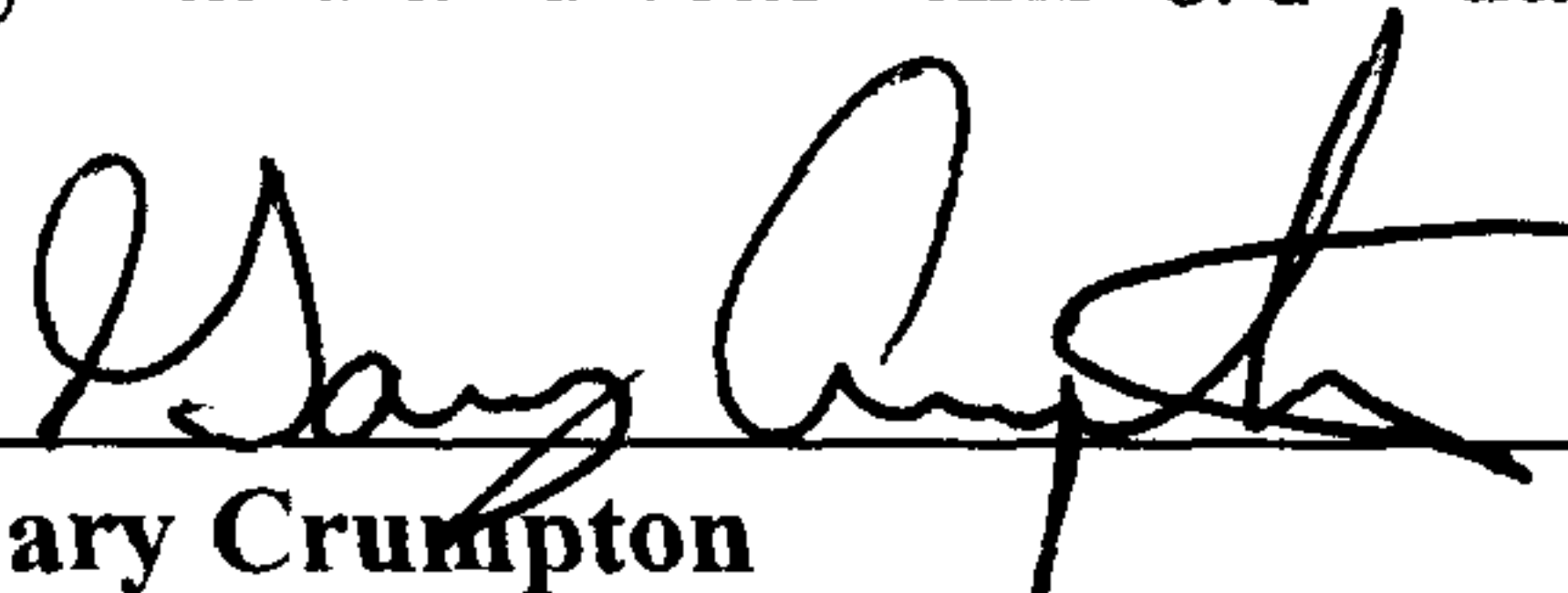
Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004.  
Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD, to the said GRANTEES, their heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 3rd<sup>th</sup> day of  
June, 2004

(Seal)

  
\_\_\_\_\_  
Gary Crumpton (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

)  
) **General Acknowledgment**  
)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gary Crumpton, an unmarried man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of June, A.D., 2004.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: July 26, 2004