



20040621000335450 Pg 1/3 147.00
Shelby Cnty Judge of Probate, AL
06/21/2004 13:06:00 FILED/CERTIFIED

SEND TAX NOTICE TO:

Gary L. Anacker
Judith A. Anacker
440 Howard Hill Drive
Vincent, Alabama 35178

[Space Above This Line for Recording Data]

W A R R A N T Y D E E D

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Ninety Thousand and no/100s Dollars (\$290,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Richard Hoyle and wife, Glenda Hoyle** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Gary L. Anacker and Judith A. Anacker** (herein referred to as grantees), for and during their joint lives as joint tenants 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:

SEE ATTACHED EXHIBIT "A"

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.

\$160,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18 day of June, 2004.

RICHARD HOYLE

GLENDA HOYLE

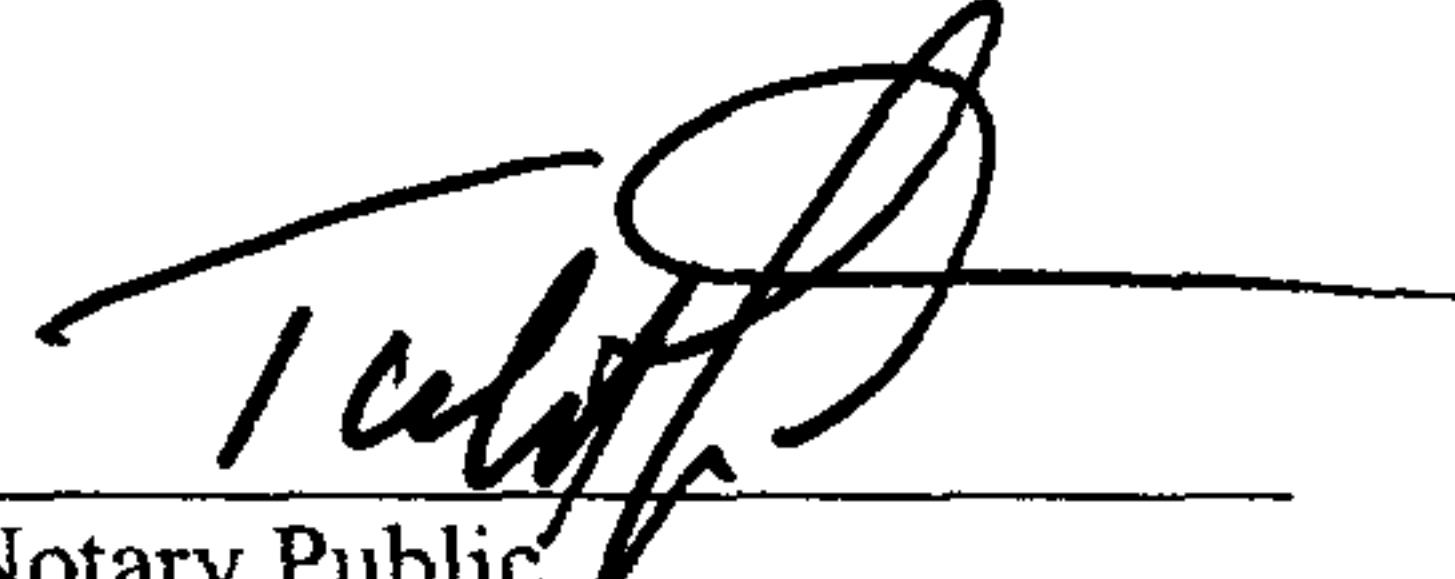
STATE OF ALABAMA,

Jefferson County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **RICHARD HOYLE AND GLENDA HOYLE**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily.

2004. WITNESS my hand and official seal in the county and state aforesaid this the 18th day of June,

My Commission Expires: 10/31/04


Notary Public

(S E A L)

This instrument was prepared by:

Jack R. Thompson, Jr.
KRACKE & THOMPSON, LLP
808 29th Street South, Suite 300
Birmingham, Alabama 35205
(205) 933-2756

EXHIBIT "A"

PARCEL NO. 1:

Commence at a $\frac{3}{4}$ " rebar in place accepted as the Northeast corner of Section 10, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 03 degrees 14 minutes 02 seconds West along the East boundary of said section for a distance of 2517.37 feet; thence proceed North 86 degrees 45 minutes 58 seconds West for a distance of 462.32 feet to a 1" rebar in place and the point of beginning. From this beginning point proceed North 78 degrees 47 minutes 57 seconds West along the Southerly boundary of Howard Hill Drive for a distance of 219.91 feet to a $\frac{1}{2}$ " crimped pipe in place; thence proceed South 11 degrees 08 minutes 49 seconds West for a distance of 628.33 feet (set $\frac{1}{2}$ " rebar) to a point on the North bank of Spring Creek; thence proceed Northeasterly along the North bank of said creek for a chord bearing and distance of North 82 degrees 58 minutes 21 seconds East, 212.11 feet to a $\frac{1}{2}$ " rebar in place; thence proceed North 11 degrees 04 minutes 58 seconds East for a distance of 555.73 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 10, Township 19 South, Range 2 East, Shelby County, Alabama.

PARCEL NO. 2:

Commence at a $\frac{3}{4}$ " rebar in place accepted as the Northeast corner of Section 10, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 03 degrees 14 minutes 02 seconds West along the East boundary of said section for a distance of 2517.37 feet; thence proceed North 86 degrees 45 minutes 58 seconds West for a distance of 462.32 feet to a 1" rebar in place; thence proceed North 78 degrees 47 minutes 57 seconds West along the Southerly boundary of Howard Hill Drive for a distance of 219.91 feet to a $\frac{1}{2}$ " crimped pipe in place being the point of beginning. From this beginning point; thence proceed North 78 degrees 54 minutes 50 seconds West along the Southerly boundary of said Howard Hill Drive for a distance of 194.80 feet to a 1" rebar in place; thence proceed South 11 degrees 08 minutes 49 seconds West for a distance of 729.44 feet (set $\frac{1}{2}$ " rebar) to a point on the North bank of Spring Creek; thence proceed Northeasterly along the North bank of said creek for a chord bearing an distance of North 73 degrees 40 minutes 03 seconds East, 219.57 feet (set $\frac{1}{2}$ " rebar); thence proceed North 11 degrees 08 minutes 49 seconds East for a distance of 628.33 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 10, Township 19 South, Range 2 East, Shelby County, Alabama.