

SEND TAX NOTICE TO:

David Hyche and Amy D. Hyche
325 Highway 442
Sterrett, Alabama 35147

This instrument was prepared by
Joseph Somma
Attorney at Law
300 Office Park Drive, Suite 230
Birmingham, Alabama 35223

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Forty Nine Thousand One Hundred Seventy Six and No/100 Dollars (\$49,176.00)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
Cecil Wayne Smith and Ann D. Smith husband and wife
(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto
David Hyche and Amy D. Hyche, husband and wife
(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Attached Exhibit 'A' for complete legal description and made a part of herewith.

Subject to: (1) Taxes for the year 2004 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

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 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 (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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **July 26, 2004**.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
Closers' Choice

We signed this Addendum on July 24, 2004.

Cecil Wayne Smith
Cecil Wayne Smith

Ann D. Smith
Ann D. Smith

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cecil Wayne Smith and Ann D. Smith husband and wife** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of July, 2004.

Sandra Wilson
Notary Public.
(Seal)
My commission expires: 6/19/2008

Exhibit "A"

20040803000429150 Pg 3/3 66.50
Shelby Cnty Judge of Probate, AL
08/03/2004 09:31:00 FILED/CERTIFIED

COMMENCE AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, THENCE RUN SOUTH ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1579.55 FEET, TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 48 DEG. 10 MIN. 57 SEC. TO THE LEFT AND RUN A DISTANCE OF 286.29 FEET; THENCE TURN AN ANGLE OF 90 DEG. 00 MIN. 00 SEC. TO THE RIGHT AND RUN A DISTANCE OF 320.00 FEET; THENCE TURN AN ANGLE OF 90 DEG. 00 MIN. 00 SEC. TO THE RIGHT AND RUN A DISTANCE OF 228.83 FEET; THENCE TURN AN ANGLE OF 86 DEG. 27 MIN. 09 SEC. TO THE RIGHT AND RUN A DISTANCE OF 63.02 FEET; THENCE TURN AN ANGLE OF 110 DEG. 50 MIN., TO THE LEFT, RUN A DISTANCE OF 58.77 FEET; THENCE TURN AN ANGLE OF 114 DEG. 22 MIN. 51 SEC. TO THE RIGHT AND RUN A DISTANCE OF 281.22 FEET TO THE POINT OF BEGINNING. SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 28, AND THE SE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 EAST.

ALSO, A DRIVE-WAY EASEMENT, DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, THENCE RUN SOUTH ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1579.55 FEET; THENCE TURN AN ANGLE OF 48 DEG. 10 MIN. 57 SEC. TO THE LEFT AND RUN A DISTANCE OF 286.29 FEET, TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 90 DEG. 00 MIN. 00 SEC. TO THE RIGHT AND RUN A DISTANCE OF 666.80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SHELBY COUNTY ROAD NO. 442; THENCE TURN AN ANGLE OF 114 DEG. 20 MIN. 00 SEC. TO THE LEFT AND RUN ALONG SAID HIGHWAY R/W A DISTANCE OF 18.00 FEET; TURN AN ANGLE OF 65 DEG. 40 MIN. 00 SEC. TO THE LEFT AND RUN A DISTANCE OF 210.00 FEET; THENCE TURN AN ANGLE OF 65 DEG. 40 MIN. 00 SEC. TO THE RIGHT AND RUN A DISTANCE OF 14.92 FEET; THENCE TURN AN ANGLE OF 65 DEG. 40 MIN. 00 SEC. TO THE LEFT AND RUN A DISTANCE OF 443.24 FEET; THENCE TURN AN ANGLE OF 90 DEG. 00 MIN. TO THE LEFT AND RUN A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SEC. 28 AND THE SE 1/4 OF THE NE 1/4 OF SEC. 29, TOWNSHIP 19 SOUTH, RANGE 1 EAST.

ALSO PERMANENTLY AFFIXED IS THE FOLLOWING MANUFACTURED HOME:

YEAR	MODEL	MAKE	SIZE	SERIAL NO.
1984	356-F&B DB	Comet by Frontier	23'6 X 52	BH-20542-A/B

File Number: 2846

Legal Description with Non Homestead
Closer's Choice