When recorded please return to:
U.S. Land Title
2100 Southbridge Parkway
Suite 585
Birmingham, AL 35209

U.S. Land Title
4875 Olde Towne Pkwy.
Suite 150
Marietta, Georgia 30068

File # 65000336
In consideration of $ ~~10.00~~ $570,000

20060816000400710 1/4 $48.50
Shelby Cnty Judge of Probate,AL
08/16/2006 02:14:24PM FILED/CERT

Warranty Deed

$541,500.00 of this deed consideration is being paid by two mortgages filed simultaneously

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that **G Remington Dean and Judy B Dean, as husband and wife,** the Grantors, for an in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations hereby acknowledged to have been paid to the said Grantors by **Russell A Hyde and Shari D Hyde, husband and wife** the Grantees, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, all that real property in Shelby County, Alabama, described as follows, subject to the exceptions and recitals stated hereinbelow, to-wit:

See Attached Exhibit A for legal description.

Subject to easements and restrictions of record, and the recitals contained in Exhibit A.

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantors to convey to the Grantees only the interest Grantors own therein, if any;

Together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging to, or anywise appertaining.

TO HAVE AND TO HOLD the same unto the said Grantees , as joint tenants with rights of survivorship, and upon the death of either of them, then to the survivor, his/her/their heirs and/or assigns, forever, subject to restrictive covenants, easements, rights of way and building setback lines, if any, applicable to said property of record in the Probate Office of Shelby County, Alabama as more fully set forth in Exhibit A.

And, except as to the above and the taxes hereafter falling due, the said Grantors, for themselves, their heirs and personal representative, hereby covenant with the said Grantee's heirs and assigns, that Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors have a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantors are in the quiet and peaceable possession of said property; and that all hey do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof, unto the said Grantee and his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the 27th of June, 2006.

G. Remington Dean

Shelby County, AL 08/16/2006
State of Alabama

Deed Tax:$28.50

20060816000400710 2/4 $48.50
Shelby Cnty Judge of Probate,AL
08/16/2006 02:14:24PM FILED/CERT

STATE OF FLORIDA
COUNTY OF PINELLAS

I, the undersigned Notary Public in and for said state and county, hereby certify G. Remington Dean, whose name is signed to the foregoing instrument, and who has produced a valid Florida drivers' license as identification, acknowledge before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 27th day of June, 2006.

ANN JEAN SARKO
MY COMMISSION # DD 314080
EXPIRES: August 28, 2008
Bonded Thru Notary Public Underwriters

Ann Jean Sarko (SEAL)
Notary Public

My Commission Expires 8-28-08

20060816000400710 3/4 $48.50
Shelby Cnty Judge of Probate, AL
08/16/2006 02:14:24PM FILED/CERT

_____ (SEAL)
Judy B Dean

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned notary public in and for said state and county, hereby certify Judy B Dean, 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 27th, day of June, 2006.

Rachel Erin Steed (SEAL)
Notary Public
My Commission Expires _____

Prepared By:
Tim Shelton, Esq.
303 2nd Avenue SE, Suite B
Decatur, AL 35601

RACHEL ERIN STEED
NOTARY
EXP. 11-9-08
PUBLIC
ALABAMA STATE AT LARGE

Exhibit A

20060816000400710 4/4 $48.50
Shelby Cnty Judge of Probate, AL
08/16/2006 02:14:24PM FILED/CERT

Exhibit A

A Parcel of land situated in the NW ¼ of Section 34, Township 19 South, Range 1 West, Shelby County Alabama, and being more particularly described as follows:

Commence at the SW corner of the NE ¼ of the NW ¼ of above said Section, Township and Range; thence N 00 degrees 07'39"W, a distance of 401.27'; thence N 00 degrees 16'39"E, a distance of 32.20'; thence N 00 degrees 11'01"W, a distance of 232.18' to the Point of Beginning; thence N 00 degrees 10'20"W, a distance of 630.33'; thence N 88 degrees 05'47"E, a distance of 371.67'; thence S 01 degrees 55'47"E, a distance of 69.00'; thence S 41 degrees 48'10" E, a distance of 139.13'; thence S 35 degrees 04'28"E, a distance of 466.61'; thence S 73 degrees 16'29"W, a distance of 66.87'; thence S 82 degrees 30'08"W, a distance of 393.50'; thence S 65 degrees 27'13"W, a distance of 162.46'; thence N 69 degrees 05' 51"W, a distance of 140.03' to the point of beginning.

Also and including the following described easements:
Easement 1 – as shown on a plat completed by Robert C Farmer, dated 2/9/1999

Commence at the SW corner of the NE ¼ of the NW ¼ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 00 degrees 07'39" W, a distance of 401.27'; thence N 71 degrees 38'24"E, a distance of 231.80'; thence S 80 degrees 37'46"E, a distance of 92.45'; thence N 20 degrees 02'10"E, a distance of 75.43'; thence N 81 degrees 06'35"E, a distance of 228.95'; thence N 42 degrees 02'23"E, a distance of 14.50' to the point of beginning; thence S 67 degree 35'33"E a distance of 48.00'; thence S 79 degrees44'55"E, a distance of 53.84'; thence N 16 degrees 13'04"W, a distance of 66.72'; thence S 80 degrees 15'09"W, a distance of 55.35'; thence S 42 degrees 02'23"W, a distance of 36.10' to the point of beginning.

Easement 2 – as shown on a plat completed by Robert C Farmer, dated 2/9/1999
Commence at the SW corner of the NE ¼ of the NW ¼ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 00 degrees 07'39" W, a distance of 401.27'; thence N 71 degrees 38'24"E, a distance of 231.80'; thence S 80 degrees 37'46"E, a distance of 92.45'; thence N 20 degrees 02'10"E, a distance of 75.43'; thence N 81 degrees 06'35"E, a distance of 228.95'; thence N 42 degrees 02'23"E, a distance of 50.60'; thence N 80 degrees 15'09"E, a distance of 53.35'; thence S 16 degrees 13'04"E a distance of 85.64'; thence S 26 degrees 16'07"E, a distance of 79.20' to a point, said point, said point being the beginning of a curve to the right, having a radius of 55.00', a central angle of 89 degrees 28'14", and subtended by a chord which bears S 28 degrees 15'09"E and a chord distance of 77.42'; thence along the arc of said curve, a distance of 85.89'; thence N 21 degrees 33'41"E, a distance of 36.23' to the point of beginning; thence S 43 degrees 09'12"E, a distance of 107.02; thence N 46 degrees 50'48"E, a distance of 25.00'; thence N 43 degrees 09'12"W, a distance of 118.83' to the point of beginning

Easement 3 – for ingress/egress and utility
Commence at the SW corner of the NE ¼ of the NW ¼ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 00 degrees 07'39" W, a distance of 401.27'; thence N 71 degrees 38'24"E, a distance of 231.80'; thence S 80 degrees 37'46"E, a distance of 92.45'; thence N 20 degrees 02'10"E, a distance of 75.43'; thence N 81 degrees 06'35"E, a distance of 228.95'; thence N 42 degrees 02'23"E, a distance of 50.60'; thence N 80 degrees 15'09"E, a distance of 55.35' to the point of beginning; thence N 16 degrees 13'04"W, a distance of 120.30'; N 82 degrees 30'08"E a distance of 50.47'; thence S 16 degrees 13'51"E, a distance of 193.97; thence S 26 degrees 19'37"E, a distance of 109.23'; thence S 21 degrees 33'41"W, a distance of 63.88' to a point, said point being the beginning of a curve to the left, having a radius of 55.00', a central angle of 89 degrees 28'14", and subtended by a chord which bears N 28 degrees 15'09"W, and a chord distance of 77.42'; thence along the arc of said curve, a distance of 85.89'; thence N 26 degrees 16'07"W, a distance of 79.20'; thence N 16 degrees 13'14"W, a distance of 85.64' to the point of beginning

This property is also described as Parcel 1 as shown on survey dated 3/29/2006 by Rodney Shiflett, LS# 21784, And grantors' intention is that the conveyance by subject to and burdened by the plat, setback lines, easements, rights of way, covenants and restrictions to be recorded at a later date and which govern the subdivision and the rights of owners of lots therein, and subject to any local ordinances, regulations, or other applicable laws governing the width, location, type and dimensions of streets, curbs, and other common area improvements