

THIS INSTRUMENT PREPARED BY:
Douglas W. Ingram, Attorney
957 Gadsden Highway
Birmingham, AL 35215

Mail Tax Notice to:
Carol Wayne Hyde
659 Valentine Circle
Wilsonville, AL 35186

**WARRANTY DEED
ALABAMA**

SHELBY COUNTY

)
) **Know All Men By These Presents.**
)

That in consideration of Fifty Nine Thousand Eight Hundred and Seven and 92/100ths Dollars (\$59,807.92) and other good and valuable consideration to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, I or we,

Howard Hyde and wife, Sarah Hyde, and Carol Wayne Hyde, an unmarried woman

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

(herein referred to as GRANTEE(S), the real estate described as follows, and 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 6, Page 98.

\$59,807.92 of the above consideration is being paid by and subject to an existing Deed of Trust executed June 4, 2004 by Howard Hyde and wife, Sarah Hyde to Vanderbilt Mortgage and Finance, Inc. securing \$67,482.00 and recorded June 15, 2004 in Instrument # 20040615000323130 in the Probate Office of Shelby County, Alabama. Said Deed of Trust re-recorded June 29, 2004 in the Probate Office of Shelby County, Alabama to add wife to mortgage at instrument # 20040629000357100.

Grantee herein specifically agrees to assume Grantor's obligation and payment of the above described security instrument and any promissory note associated therewith.

Subject to 2009 taxes, easements, restrictions, reservations, rights-of-way, limitations, covenants, conditions and mineral mining right, if any, of record.

TO HAVE AND TO HOLD, to the said GRANTEE(S), his, her or their heirs and assigns forever

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of December, 2008

Howard Hyde Seal
Howard Hyde

Sarah Hyde Seal
Sarah Hyde

Carol Wayne Hyde Seal
Carol Wayne Hyde

Shelby County, AL 12/23/2008
State of Alabama

Deed Tax: \$60.00

STATE OF ALABAMA

JEFFERSON COUNTY

)
) **General Acknowledgment**
)

I, Douglas W. Ingram, a Notary Public in and for said County, in said State, hereby certify that Howard Hyde and wife, Sarah Hyde and Carol Wayne Hyde, an unmarried woman 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 the conveyance he/she/they executed the same voluntarily as their act on the day the same bears date.

Given under my hand and official seal this 19th day of December A.D. 2008

DW Ingram
NOTARY PUBLIC: Douglas W. Ingram

My Commission Expires 7-26-2012