

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

Mitchell A. Spears, Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Martha E. Hyde
(Address) 2900 Hwy. 17
Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,


That in consideration of **SIX THOUSAND DOLLARS AND 00/100 (\$6,000.00)-----DOLLARS** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **DIANNE L. RUTZ, an unmarried woman, whose address is 1100 Highway 89, Montevallo, Alabama 35115** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **MARTHA E. HYDE, a Life Estate Interest, with Remainder Interest to JON DAVID HYDE, whose address is 2900 Highway 17, Montevallo, Alabama 35115** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, the address of which is **1115 Highway 221, Montevallo, Alabama 35115**, to-wit:

A lot or parcel of land situated in the Northwest Quarter of the Northeast Quarter of Section 5, Township 22 South, Range 3 West, more particularly described as follows: Begin at the Northwest corner of the Will Holsomback lot; thence West for 90.00 feet; thence South for 105.00 feet; thence East for 90.00 feet; thence North for 105.00 feet to the point of beginning. According to survey of W. M. Varnon, RLS #9324, dated November 13, 1978. Situated in Shelby County, Alabama.

SUBJECT TO:

- Property taxes for 2012 and subsequent years.
- Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
- Transmission line permits to Alabama Power Company as recorded in Deed Book 133, Page 529, in Probate Office.
- The property lying between the West line of caption lands and the fence West thereof as shown on survey of W. M. Varnon, RLS #9324, dated November 13, 1978.

SOURCE OF TITLE: 1996-13488.


20120821000310190 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
08/21/2012 09:41:48 AM FILED/CERT

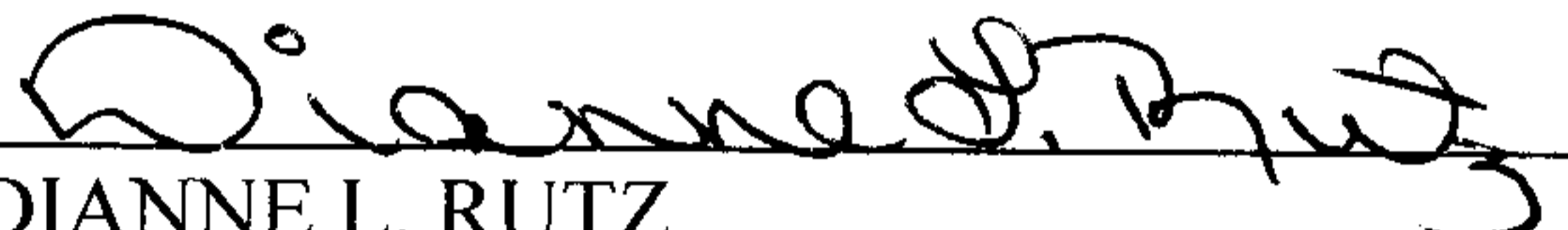
THE GRANTOR HEREIN, DIANNE L. RUTZ, IS THE SURVIVING GRANTEE REFERENCED UPON THE ABOVE DESIGNATED SOURCE OF TITLE, ROBERT M. RUTZ HAVING DECEASED ON OR ABOUT THE 14th DAY OF Dec., 2009.

MARTHA E. HYDE, AS A GRANTEE HEREIN, DOES HEREBY RESERVE, FOR AND DURING THE TERM OF HER OWN LIFE, A LIFE ESTATE INTEREST IN AND TO THE HEREINABOVE DESCRIBED REAL PROPERTY, WITH REMAINDER INTEREST TO VEST IN JON DAVID HYDE.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or 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 grantee, his, her or 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 14th day of August, 2012.



DIANNE L. RUTZ

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **DIANE L. RUTZ**, 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, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of August, 2012.


Notary Public
My commission expires: 8/13/13


20120821000310190 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
08/21/2012 09:41:48 AM FILED/CERT

Shelby County, AL 08/21/2012
State of Alabama
Deed Tax: \$6.00

Real Estate Sales Validation Form

Form RT-1

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Dianne L. Rutz
Mailing Address 1100 Highway 89
Montevallo, AL 35115

Grantee's Name Martha E. Hyde
Mailing Address 2900 Highway 17
Montevallo, AL 35115

Property Address 1115 Highway 221
Montevallo, AL 35115

Date of Sale August 14, 2012
Total Purchase Price \$ 6,000.00
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date August 14, 2012

Print Dianne L. Rutz

Unattested Mitchell A. Spears
(verified by)

Sign *Dianne L. Rutz*
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 14th day of Aug., 2012.

[Signature]
Notary Public
My commission expires: 8/13/13

