

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Two Hundred Nineteen Thousand and No/100ths Dollars (\$219,000.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **MARCUS L. HYDE AND JUDY S. HYDE, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **RICHARD L. MCCONATHA AND JACKLYN B. MCCONATHA** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Birmingham, Shelby County, Alabama, to-wit:

Lot 15, according to the Amended Map of Narrows Creek, as recorded in Map Book 27, page 81, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Area as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Birmingham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. **Restrictions, covenants, and conditions as set out in Inst. #2000-9755, Amended in Inst. #2000-17136, Inst. #2000-36696 and Inst. #2001-38328, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
2. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 109, page 70 and Deed Book 145, page 22, in Probate Office.**
3. **Easement(s) granted to Alabama Gas Corp. as set out in Inst. #2000-1818, in the Probate Office.**
4. **Release(s) of damages as set out in instruments recorded in Inst. #20020718000335460, in Probate Office.**
5. **Restrictions, limitations and conditions as set out in Plat Book 27, page 81, in the Probate Office of Shelby County, Alabama.**

\$ 215,034.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.



20130104000006850 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/04/2013 02:19:38 PM FILED/CERT

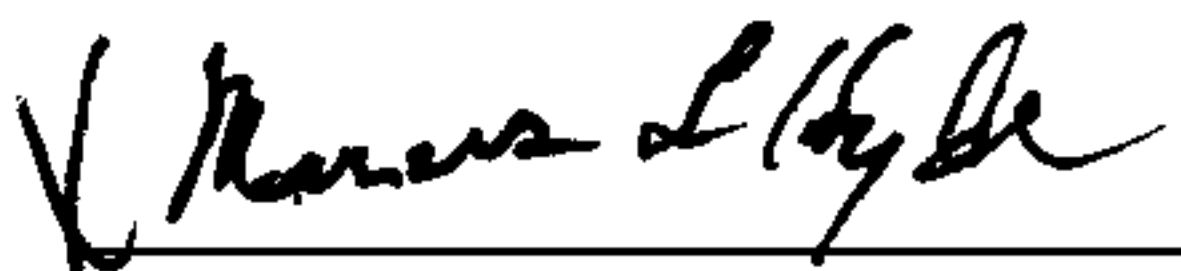
To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.


In Witness Whereof, the said Grantors have set their hands and seals this 28th day of December, 2012.



WITNESS



Marcus L. Hyde {L.S.}



WITNESS

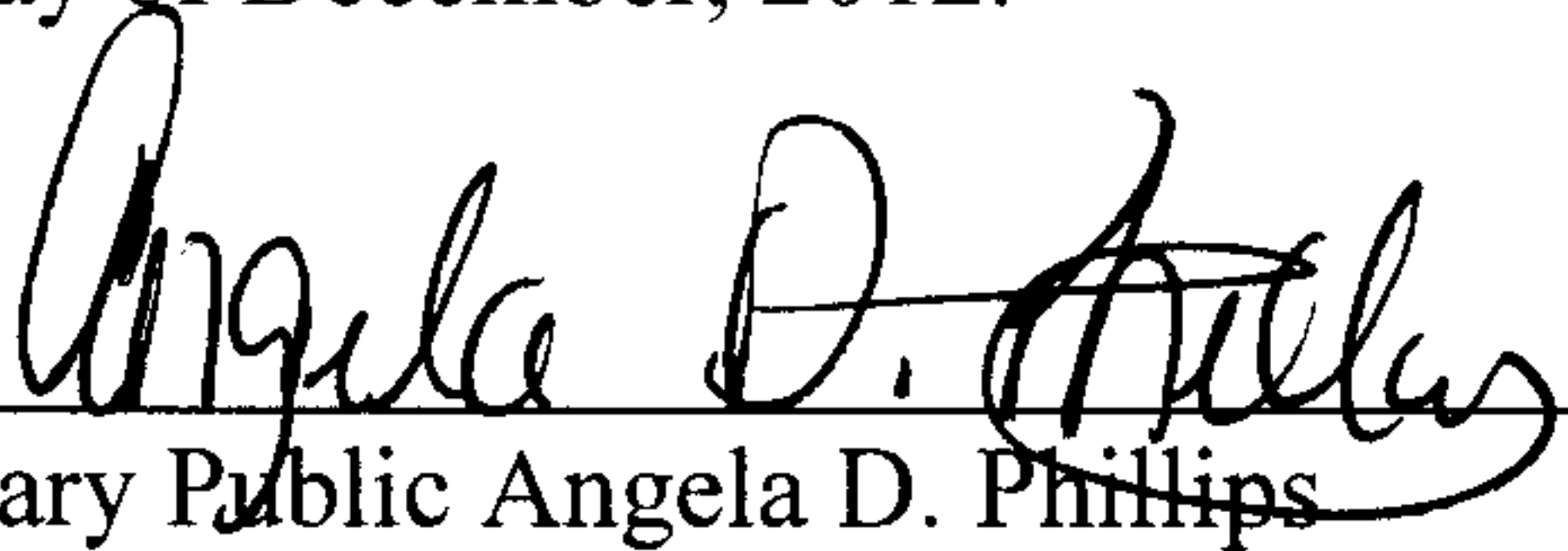


Judy S. Hyde {L.S.}

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Marcus L. Hyde and Judy S. Hyde**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28th day of December, 2012.



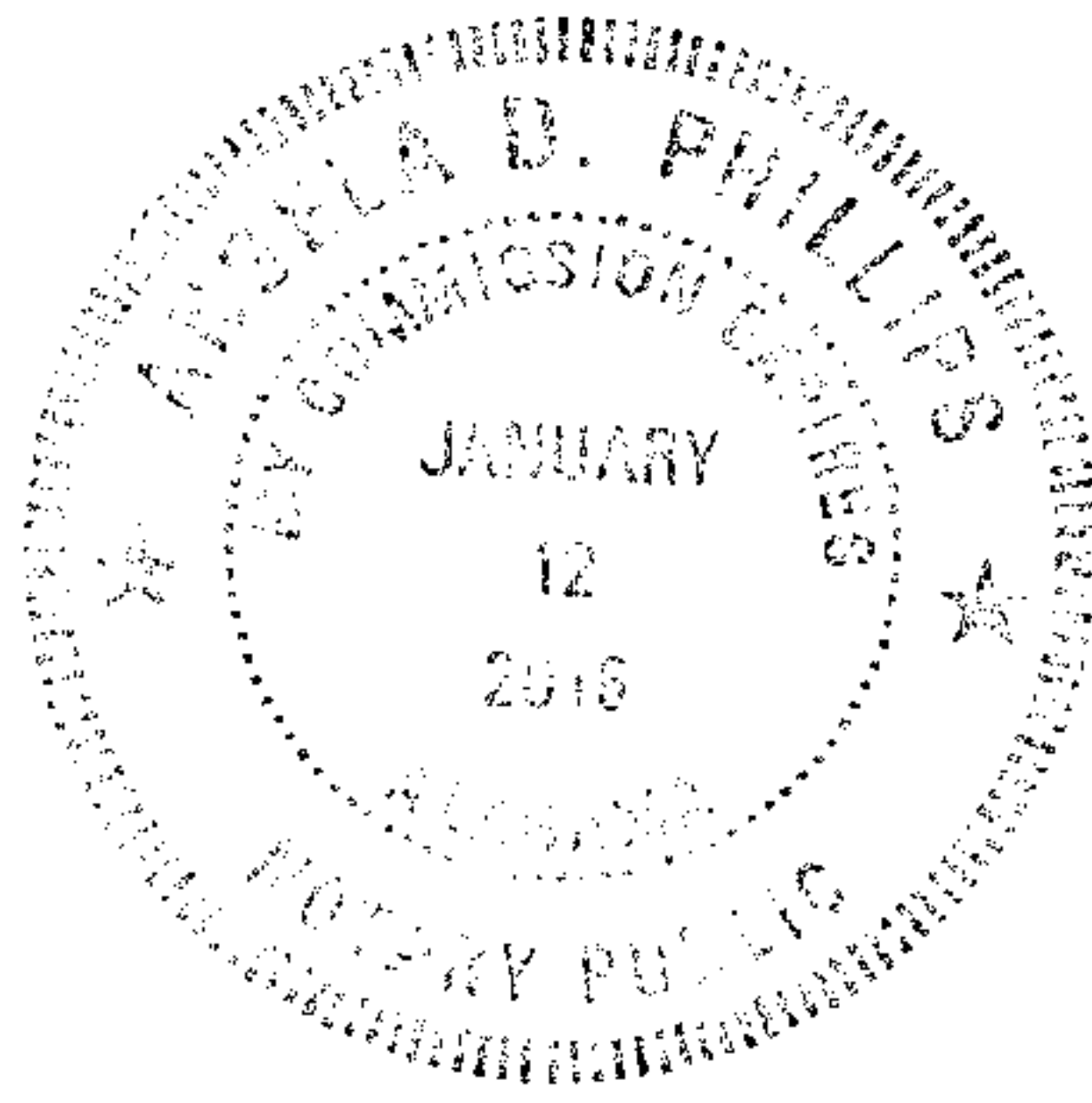
Notary Public Angela D. Phillips
My commission expires 01/12/2016

SEND TAX NOTICE TO:


Richard L. McConatha
166 Narrows Creek Drive
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2012-12-2275



Shelby County, AL 01/04/2013
State of Alabama
Deed Tax:\$4.00


20130104000006850 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/04/2013 02:19:38 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Marcus L. Hyde Grantee's Name Richard L. McConatha
 Mailing Address 200 One Nineteen Blvd Mailing Address 1166 Narrows Creek Drive
Apt 1119 Birmingham AL 35242
Birmingham AL 35242
 Property Address 1166 Narrows Creek Drive Date of Sale 12/28/12
Birmingham, AL 35242 Total Purchase Price \$ 219,000.00
 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 12/28/12

Unattested

[Signature]
 (verified by)

Print _____

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

