

This instrument was prepared by

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(Address) 2010 City Federal Bldg. Birmingham, Alabama 35203

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Shelby Cnty Judge of Probate, AL
10/07/1980 00:00:00 FILED/CERTIFIED

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of fifty Four Thousand Nine Hundred and NO/100 (54,900.00) DOLLARS

to the undersigned grantor, O'Neal Bishop Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
Steven C. Hays and Evelyn B. Hays

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby, Alabama, to-wit:

Lot 9, in Block 1, according to the Survey of Willow Glen, as recorded in
Map Book 7, page 101 in the Office of the Judge of Probate of Shelby
County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year.
2. 35 foot building set back line from Meadowlark Place.
3. 10 foot utility easement over rear of said lot and 5 foot utility
easement over West side, as shown on recorded map.
4. Right of way to Ala. Power Co. in Deed Book 101, page 80.
5. Permit to Ala. Power Co. in Deed Book 172, page 549.
6. Subject to subdivision agreement in Misc. Book 25, pages 830 through
838.
7. Permit to Ala. Power Co. and South Central Bell in Deed Book 316, page
804.
8. Restrictive covenants in Misc. Book 28, page 194.

\$52,100.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

BOOK 328 PAGE 973

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of October 19 80

ATTEST: O'Neal Bishop Company, Inc.

Deed TAX 2.00
Sec 1.50
L 1.00
S 3.50

SEAL OF ALA. SHELBY CO.

By *O'Neal Bishop*
O'Neal Bishop
President

STATE OF Alabama
COUNTY OF Jefferson

1980 OCT -7 AM 11:18

I, the undersigned *the undersigned* a Notary Public in and for said County in said
State, hereby certify that
whose name as President of O'Neal Bishop Company, Inc.
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 3rd day of October 19 80

Evelyn B. Hays
Notary Public

RETURN TO: CITY FEDERAL SAVINGS AND LOAN ASSOCIATION
2030 2nd Avenue North