

This instrument was prepared by

(Name) Joel C. Watson, Attorney

(Address) P. O. Box 987

Alabaster, Alabama 35007

WARRANTY DEED



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation



19830131000013090 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
01/31/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE THOUSAND FIVE HUNDRED DOLLARS and the assumption  
of the below described Mortgage.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Jerry L. Hayden, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Vanessa A. Hayden

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 12, Block 2 according to Indian Valley Sixth Sector as recorded in  
Map Book 5, Page 118, in the Office of the Probate Judge of Shelby  
County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted. Subject to restrictions, easements,  
building lines and rights of way of record.

Grantee herein expressly agrees to assume and pay that certain mortgage  
from Ralph D. Sanderson, Jr. to City Federal Savings and Loan Association  
dated November 21, 1977 recorded in Mortgage Book 371 Page 635.

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 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 en-  
cumbrances, 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 26th  
day of January, 19 83.

BOOK 344 PAGE 861

NOTARIAL PUBLIC  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1983 JAN 31 AM 9:06

Deed 1250  
See 150  
Ind 100  
1500

(SEAL)

Jerry L. Hayden  
Jerry L. Hayden

(SEAL)

Thomas A. Sanderson, Jr.  
JUDGE OF PROBATE

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby COUNTY

General Acknowledgment

I, the undersigned  
in said State, hereby certify that Jerry L. Hayden

a Notary Public in and for said County,

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January, A.D. 19 83.

Patricia Ann Roberts  
Notary Public