

THIS INSTRUMENT PREPARED BY:  
Beadles, Newman & Lawler  
3500 Hulen  
Fort Worth, Tx 76107

SEND TAX NOTICE TO:  
Samuel S. Duffey  
Mary E. Duffey  
124 Summer Circle  
Birmingham, AL 35242

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty-Two Thousand Five Hundred Dollars and No/100's---(\$242,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we **TERRY D. HAYS AND WIFE, DONNA G. HAYS**, (herein referred to as grantors, whether one or more) does grant, bargain, sell and convey unto Samuel S. Duffey and Mary E. Duffey (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, ALABAMA:

**LOT 7, BLOCK 1, ACCORDING TO A SURVEY OF SUMMER PLACE, FIRST SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$218,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest is fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES 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; and that we will and our heirs, executors and administrators 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, we have hereunto set our hands and seals this 10th day of July, 2000.

Terry D. Hays  
TERRY D. HAYS  
Donna G. Hays  
DONNA G. HAYS

STATE OF Alabama,  
Madison COUNTY;

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **TERRY D. HAYS**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of July, 2000.

Angelina Schuren  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 23, 2004  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires: \_\_\_\_\_ AFFIX SEAL

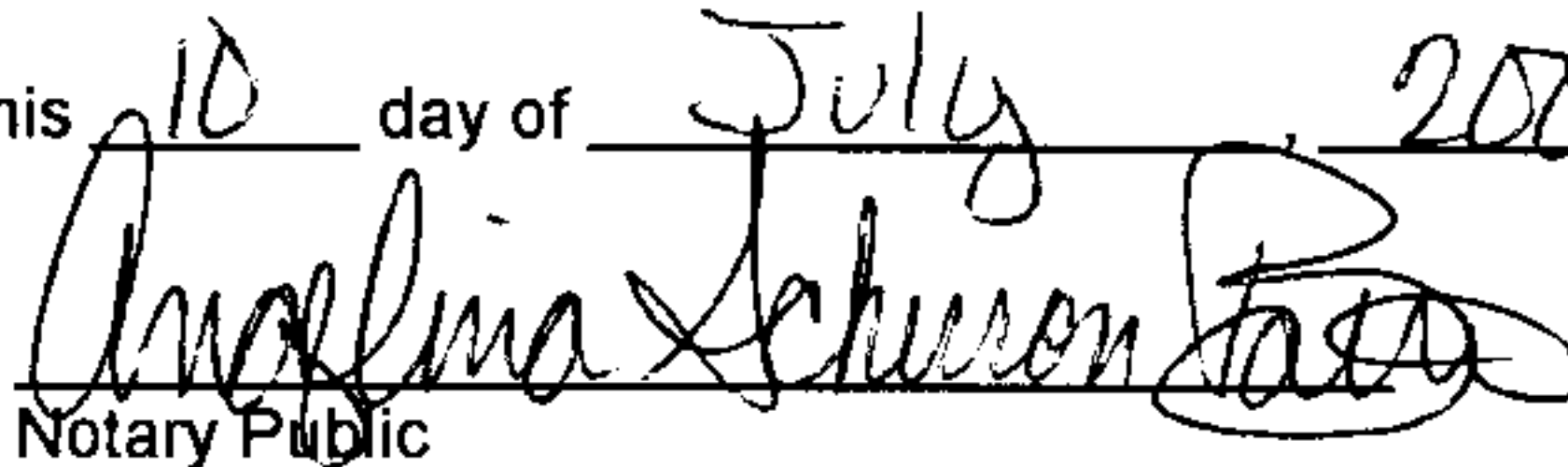
Inst # 2000-34953

10/05/2000-34953  
08:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 38.50

STATE OF Alabama  
Madison COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **DONNA G. HAYS**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of July, 2000.

  
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 23, 2004  
BONDED THRU NOTARY PUBLIC UNDERWRITERS AFFIX SEAL

AFTER RECORDING RETURN TO:

Inst # 2000-34953

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