

Send Tax Notice To: Benjamin L. Hayes
104 Country Hills Road
Montevallo, AL 35115

WARRANTY DEED
Joint Tenancy With Right of Survivorship



20081223000473800 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
12/23/2008 10:40:17AM FILED/CERT

State Of Alabama
County Of Shelby

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KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Sixty Four Thousand Nine Hundred dollars and Zero cents (\$164,900.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **David L. Birdsong and wife, Karla J. Birdsong** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Benjamin L. Hayes and Erin G. Hayes** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Country Hills Subdivision, Phase One, as recorded in Map Book 11, Page 41, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

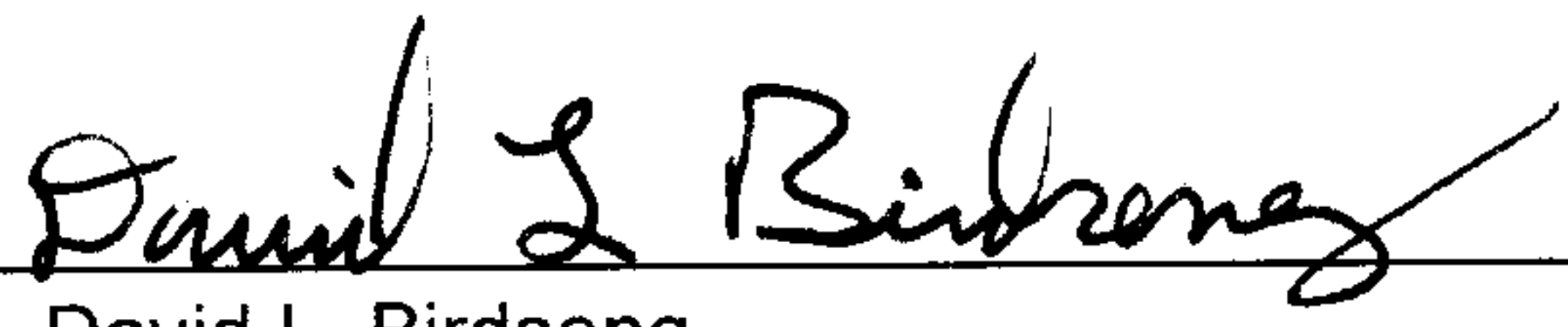
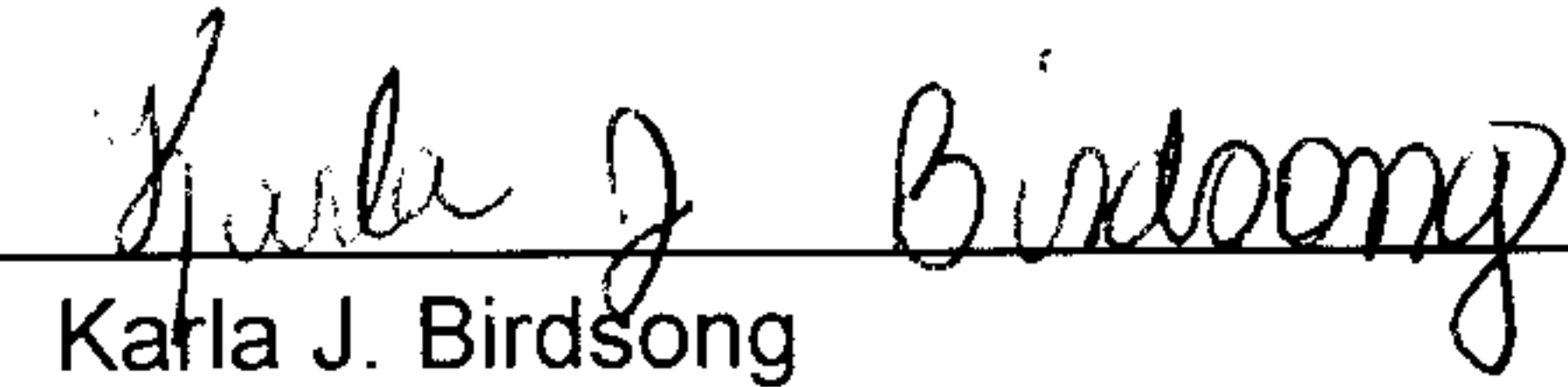
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$164,900.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded 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 severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 I (we) have set my (our) hand(s) and seal(s), this 19th day of December, 2008.

_____	(Seal)		(Seal)
		David L. Birdsong	
_____	(Seal)		(Seal)
		Karla J. Birdsong	

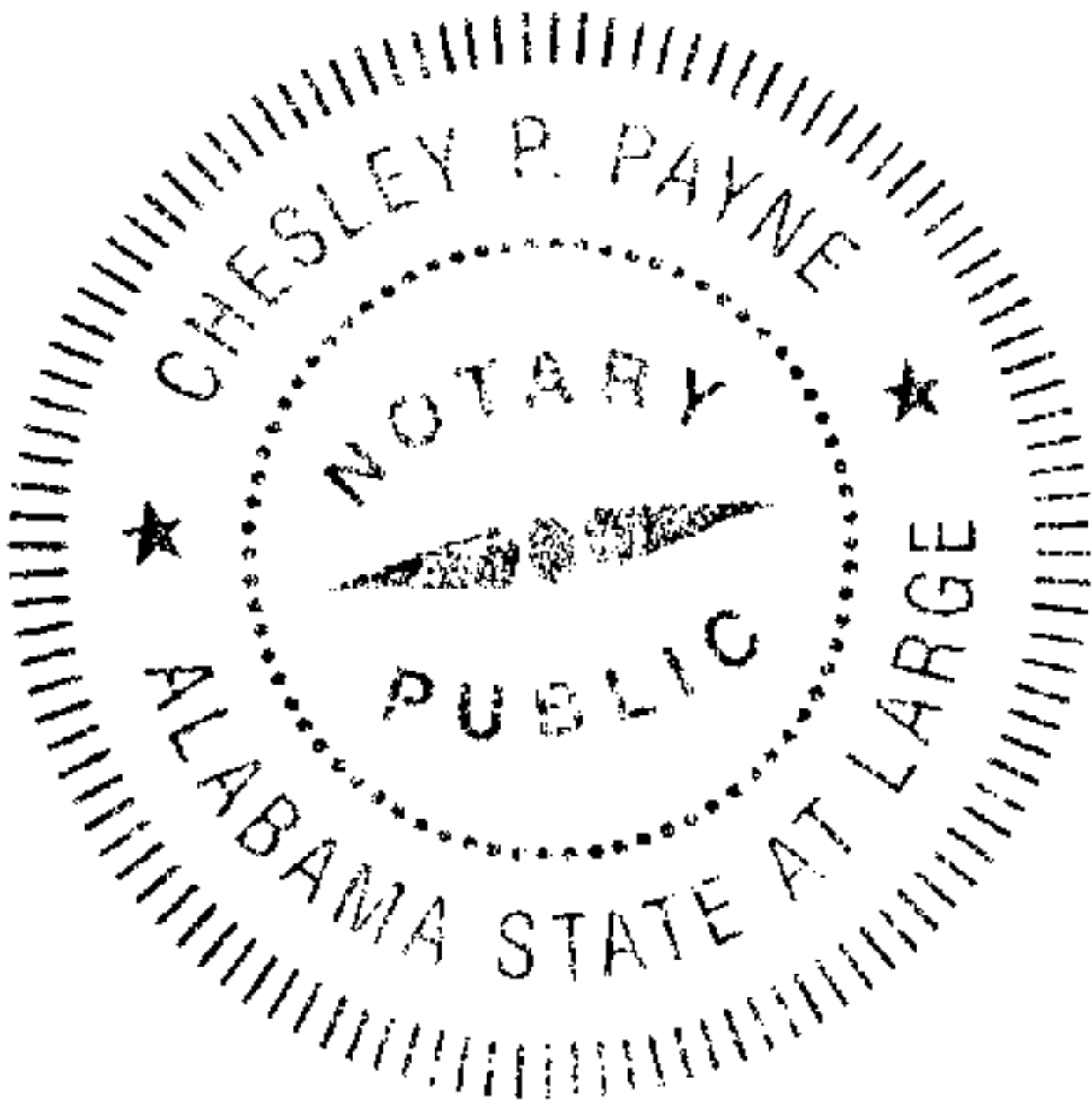
STATE OF ALABAMA
JEFFERSON COUNTY


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I, Chesley P. Payne, a Notary Public in and for the said County, in said State, hereby certify that David L. Birdsong and wife, Karla J. Birdsong 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 and as their act on the day the same bears date.

Given under my hand and official seal, this the 19th day of December, 2008.

File No: 20080354




Chesley P. Payne, Notary Public
My Commission Expires 7/31/2011