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This instrument was prepared by

FRANK K. BYNUM. ATTORNEY

3410 INDEPENDENCE DRIVE. BIRMINGHAM. ALABAMA 35209

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

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY SIX THOUSAND AND NO/100----------($86,000.00)

to the undersigned grantor, Sherwood Stamps Construction Co., 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

Stephen R. Hayes and wife, Carolyn A. Hayes

(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 the County of Shelby, State of Alabama, to-wit:

Lot 26, according to the Survey of Quail Run, as recorded

in Map Book 7, Page 22, in the Office of the Judge of Probate

of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

$68,800.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 319 PAGE 314

19790502000053430 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/02/1979 12:00:00AM FILED/CERT

79 MAY -2 AM 8:24
Deed 17.50
JUDGE OF PROBATE Rec. 1.50
Ind. 1.00
20.00 Mortg. 391-103

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 contingent 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 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, the said GRANTOR, by its President, Sherwood Stamps who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of April 19 79.

SHERWOOD STAMPS CONSTRUCTION CO., INC.

BY _____ PRESIDENT
Sherwood Stamps

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Sherwood Stamps whose name as President of Sherwood Stamps Construction Co., 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 25th day of April 19 79.

_____ NOTARY PUBLIC

BYNUM & BYNUM, ATTORNEYS
3410 INDEPENDENCE DRIVE
BIRMINGHAM, ALABAMA

CONSOLIDATED BUSINESS FORMS, INC.-MT. CLEMENS, MI 48043-313/792-4700