

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 2163 MONTGOMERY HIGHWAY, PELHAM, ALA. 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-ONE THOUSAND NINE HUNDRED THIRTY-TWO AND 16/100 DOLLARS (\$37,432.16 of the above consideration being in the form of mortgage assumed)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, CHARLES HENRY HAYES AND WIFE, ELIZABETH S. HAYES

(herein referred to as grantors) do grant, bargain, sell and convey unto

ROBERT VINCENT CARDONE AND WIFE, ANNE VINSON CARDONE

(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 County, Alabama to-wit:

Lot 13, Block 5, according to the survey of Arden Subdivision as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1980.
2. Easements, restrictions, building lines, agreements, rights of ways, mineral and mining rights, if any, of record.
3. Mortgage from Charles Henry Hayes and wife, Elizabeth S. Hayes to Real Estate Financing, Inc., filed for record July 11, 1979 and recorded in Volume 393, Page 676, in the Probate Office of Shelby County, Alabama, which grantees assume and agree to pay.



19791204000157420 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/04/1979 12:00:00AM FILED/CERT

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th day of November, 1979.

WITNESS:

(Seal)

CHARLES HENRY HAYES

(Seal)

(Seal)

ELIZABETH S. HAYES

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES HENRY HAYES AND WIFE, ELIZABETH S. HAYES 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 on the day the same bears date.

Given under my hand and official seal this 30th day of November, A. D., 1979.

W. J. WYNN

2163 MONTGOMERY HIGHWAY

PELHAM, ALA. 35124

Notary Public.