

SEND TAX NOTICE TO:

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(Name) Kenneth D. Hayes
5339 Harvest Ridge Lane
(Address) Birmingham, AL 35243

This instrument was prepared by

(Name) Dale Corley, Attorney at Law

(Address) 2100 16th Avenue South, Birmingham, AL 35205

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY SIX THOUSAND EIGHT HUNDRED EIGHTY AND NO/100-----DOLLARS

to the undersigned grantor, United Homebuilders, 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

Kenneth D. Hayes and H. Teresa Hayes
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama; to-wit:

Lot 53, according to the Survey of Meadow Brook, 12th Sector, as
recorded in Map Book 9, Page 27, in the Probate Office of Shelby
County, Alabama.

Situated in Shelby County, Alabama.

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

Subject to mineral and mining rights as recorded in Deed Book 40, Page 265.

\$59,000.00 of the purchase price \$86,880.00 was paid from a mortgage loan
closed simultaneously herewith.

BOOK 013 PAGE 867

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 one grantee herein survives the other, the entire interest in 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 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, unless otherwise noted above, 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, Leonard W. Coggins
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of December 19 84

ATTEST:

United Homebuilders, Inc.

By Leonard W. Coggins President

STATE OF Alabama
COUNTY OF Jefferson

STATE OF ALABAMA
COUNTY OF SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 JAN -7 AM 10:30

Deed TAX 28.00
Rec 2.50
Ind 1.00
31.50

I, the undersigned
State, hereby certify that
whose name as

Leonard W. Coggins
President of

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 on behalf of said corporation.

Given under my hand and official seal, this the 28th day of December 19 84

Notary Public