

This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

216  
WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY THOUSAND & 00/100---- (\$150,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Suzanne M. Atkinson, a married person, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto David H. Hayes, a single person, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, Block 2, according to the amended map of Woodford, as recorded in Map Book 8, page 51A, B, C, and D, in the Probate Office of Shelby County, Alabama.

BOOK 055 PAGE 905

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

\$110,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2825 Brekekey Drive Birmingham, Alabama 35243

\$10,000.00 of the above recited consideration has been paid by a second mortgage recorded simultaneously herewith.

This property is not homestead property as defined by the CODE OF ALABAMA. TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31st day of December, 1985.

Deed TAX 40.00  
Rec 2.50  
Jud 1.00  
43.50

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 JAN -6 AM 10:53

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

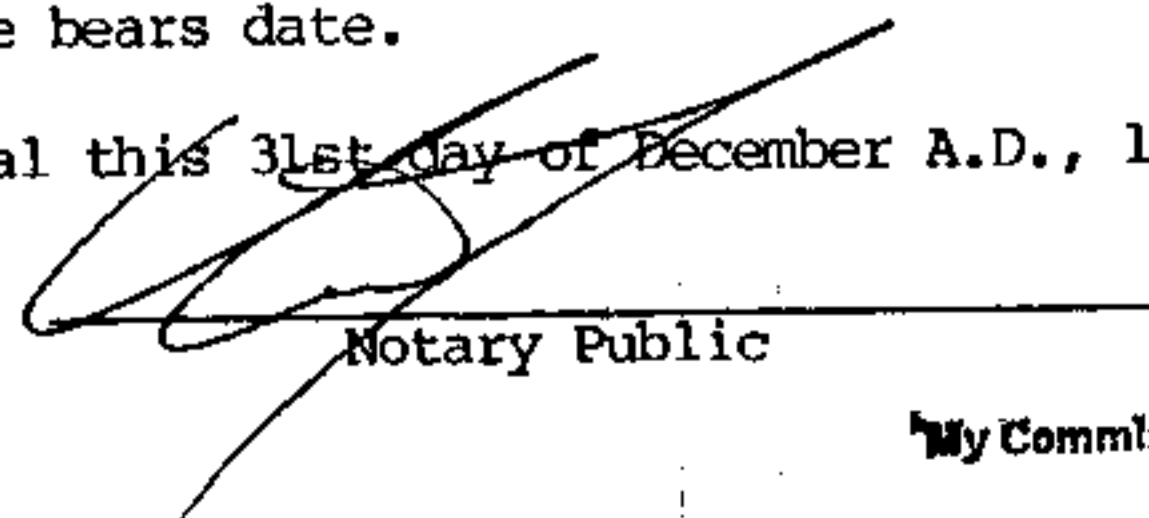
 (SEAL)  
Suzanne M. Atkinson

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Suzanne M. Atkinson, a married person, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December A.D., 1985

  
Notary Public

My Commission Expires April 9, 1987