

SEND TAX NOTICE TO:

(Name) EDWARD L. HAYNES
1020 WILLOW CREEK PARKWAY
 (Address) ALBASTER ALABAMA 35007

This instrument was prepared by

1477

(Name) JOHN N. RANDOLPH ATTY
#212-10 OFFICE PARK CIR., BIRMINGHAM AL 35223

(Address) _____

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-FOUR THOUSAND AND NO/100 DOLLARS

to the undersigned grantor, BAMA BUILDERS 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

EDWARD L. HAYNES AND WIFE SALLY W. HAYNES
 (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 45, ACCORDING TO THE MAP AND SURVEY OF WILLOW CREEK PHASE I, AS RECORDED IN MAP BOOK 7, PAGE 132, IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: (1.) AD VALOREM TAXES FOR THE CURRENT TAX YEAR, WHICH GRANTEES HEREIN ASSUME AND AGREE TO PAY. (2.) CONVEYANCES OF RECORD, IF ANY, RELATING TO RIGHTS, PRIVILEGES AND IMMUNITIES WITH RESPECT TO COAL, OIL, GAS AND OTHER MINERAL INTERESTS IN, TO OR UNDER THE ABOVE DESCRIBED REAL ESTATE. (3.) EASEMENT AND RIGHT OF WAY GRANTED TO TOWN OF ALABASTER, AS RECORDED IN DEED VOLUME 308, PAGE 255, IN SAID PROBATE COURT. (4.) RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT(S) RECORDED IN DEED VOLUME 330, PAGE 241, AND REAL VOLUME 37, PAGE 220, IN SAID PROBATE COURT. (5.) EASEMENT AS SET OUT IN DEED VOLUME 308, PAGE 136, IN SAID PROBATE COURT. (6.) 35 FOOT BUILDING LINE FROM WILLOW CREEK PARKWAY AND WILLOW CREEK CIRCLE; 10 FOOT EASEMENT FOR PUBLIC UTILITIES ALONG NORTHWESTERLY LOT LINE, AS SHOWN ON RECORDED MAP.

(\$79,750.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.)

BOOK 081 PAGE 583

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, MICHAEL L. WOOD day of JULY 19 86
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16
BAMA BUILDERS INC.

ATTEST:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 STATE OF ALABAMA }
 COUNTY OF JEFFERSON } 1986 JUL 18 AM 10:24

I, THE UNDERSIGNED JUDGE OF PROBATE
 State, hereby certify that MICHAEL L. WOOD
 whose name as President of BAMA BUILDERS 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 16

day of JULY 19 86

By Michael L. Wood President
 1. Deed Tax \$ 4.50
 2. Mtg. Tax _____
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 8.00
 Notary Public in and for said County in said