

733  
SEND TAX NOTICE TO:

(Name) Dewayne and Dorothy Hayes  
Route 5, Box 788  
(Address) Montevallo, Alabama 35115

This instrument was prepared by

(Name) THERESA ANNE TKACIK

(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FORTY-FOUR THOUSAND, FVIE HUNDRED DOLLARS AND NO/100'S-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

MOIZ FOULADBAKHS, a married man

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

V. DEWAYNE HAYES AND DOROTHY M. 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 32, according to the survey of Heatherwood, First Sector, as recorded in Map Book 8, Page 27 A & B, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Real 119, Page 603, in the Probate Office.

Building set-back line of 35 feet reserved from Oakmont Road as shown by plat. Public utility easements as shown by recorded plat, including a 5 foot easement on the North side and a 10 foot easement on the Westerly side.

Restrictions, covenants, and conditions as set out in instrument recorded in Misc. Book 37, Page 537 in the Probate Office.

Right-of-way granted to Alabama Power Company by instrument recorded in Deed Book 318, Page 6, in the Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 39, Page 981, and covenants pertaining thereto recorded in Misc. Book 39, Page 980, in the Probate Office.

The above described property does not constitute the homestead of the grantor or his spouse.

\$39,500.00 of the purchase price was a purchase money mortgage executed simultaneously herewith.

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 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, I have hereunto set MY hand(s) and seal(s), this 6th,

day of JULY, 19 87

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

1987 JUL 14 AM 8:59

STATE OF ALABAMA  
SHELBY COUNTY

THE UNDERSIGNED

hereby certify that MOIZ FOULADBAKHS, a married man

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 HE executed the same voluntarily

on the day the same bears date.  
Given under my hand and official seal this 6th, day of JULY, A.D., 19 87

1. Th. H. H. & P. H. H.

Notary Public in and for said County, in said State.  
Expires - March 1989