

This form furnished by:

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This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) P. O. Box 360187
Birmingham, Alabama 35236

Send Tax Notice to:
(Name) William B. & Donna B. Hayden
(Address) 130 Big Oak Drive
Maylene, Alabama 35114

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS, AND NO/100THS

That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND TWO HUNDRED EIGHTY TWO DOLLARS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Cecil Riggins and Harold Connell d/b/a C & R Construction (herein referred to as grantors) do grant, bargain, sell and convey unto William B. Hayden and wife, Donna B. Hayden (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:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 16, and go South 89 deg. 33 min. 32 sec. West along the North boundary of said 1/4 Section 698.11 feet to the point of beginning; thence continue South 89 deg. 33 min. 32 sec. West for 217.00 feet; thence South 8 deg. 49 min. 00 sec. West for 648.61 feet to the North boundary of Big Oak Drive; thence North 88 deg. 51 min. 40 sec. East along said North boundary 195.00 feet; thence North 10 deg. 46 min. 00 sec. East for 650.18 feet to the point of beginning; being situated in Shelby County, Alabama.

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

\$99,400.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 130 Big Oak Drive, Maylene, Alabama 35114

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 for 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 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 September, 19 87

WITNESS

Cecil Riggins and Harold Connell
d/b/a C & R Construction

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

1987 OCT -5 AM 9:49

1. Deed Tax \$ 25.00
(Seal)
2. Mtg. Tax
3. Record Fee 2.50
4. Indexing Fee 1.00
(Seal)
TOTAL 28.50

Cecil Riggins (Seal)
Harold Connell (Seal)
Harold Connell (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 Cecil Riggins and Harold Connell d/b/a C & R Construction whose name 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 September, A.D., 19 87

Michelle Spence
Notary Public