

This instrument was Prepared by:
J. Dan Taylor
1572 Montgomery Hwy #106
Birmingham, AL 35216

SEND TAX NOTICE TO:
Thomas E. Hagan
#4 Old Kendrix Road
Helena AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP:

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty One Thousand and no/100 Dollars (\$151,000.00) and other consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Tom Lacey, d/b/a Tom Lacey Construction Company, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Thomas E. Hagan and Phaedra E. Fail (herein referred to as GRANTEES) as joint tenants with right of survivorship the following described real estate, situated in Shelby County Alabama.

Property description is attached hereto as Exhibit "A" and incorporated herein in haec verba.

Subject to: Easements, restrictions, and rights of way of record, mineral and mining rights excepted.

One Hundred Forty Three Thousand Four Hundred Fifty and no/100 Dollars (\$143,450.00) of the above-receipted purchase price was paid from proceeds of a purchase money mortgage recorded simultaneously herewith.

TO HAVE AND TO TOLD unto said Grantees as joint tenants, with right of survivorship.

And I do for ourselves and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and conveys the same as aforesaid; that I will and my 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, the said Grantor, _____, as _____ of Tom Lacey Construction Company, has set his hand and seal this 5th day of August, 1988.

Tom Lacey
Tom Lacey d/b/a
Tom Lacey Construction Company

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tom Lacey 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of August, 1988.

My Commission Expires:

8-25-90 I CERTIFY THIS INSTRUMENT WAS FILED.

88 AUG -9 PM 2:07

Thomas A. Shoups, Jr.
JUDGE OF PROBATE

[Signature]
Notary Public

1. Deed Tax \$ 8.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 11.50