

This instrument was prepared by

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

CORPORATION FORM WARRANTY DEED

674

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY THOUSAND FIVE HUNDRED & 00/100— (\$70,500.00) DOLLARS to the undersigned grantor, Stratford Place Development Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Howard Douglas Hays and John S. Hays, as married men (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 5, according to the Survey of Riverchase Trade Center as recorded in Map Book 12 page 24 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

GRANTEES' ADDRESS: 952 Riverchase Parkway West, Birmingham, AL 35244

GRANTEES ARE TAKING TITLE AS TENANTS IN COMMON.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her, or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Donnie F. Tucker, who is authorized to execute this conveyance, hereto set its signature and seal, this the 11th day of April, 1989.

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

89 APR 13 AM 11:29

Stratford Place Development Inc.
By: Donnie F. Tucker
Donnie F. Tucker, President

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that Donnie F. Tucker whose name as the President of Stratford Place Development 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 11th day of April, 1989

1. Deed Tax \$ 70.50
2. Mtg Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 75.00

Notary Public

My Commission Expires March 10, 1991