

Send Tax Notice to:
(Name) Frances V. Hayes
(Address) 515 Fieldstone Drive
Helena, Alabama 35080

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Eighteen Thousand and 00/100 (\$118,000.00) Dollars and other valuable consideration, the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Gary M. Fleenor and Cathy E. Fleenor, Husband and wife**, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell and convey unto **Frances V. Hayes, Brian Wayne Hayes, Henry C. Vickers and Anne F. Vickers**, hereinafter referred to as GRANTEES, as joint tenants, with the right of survivorship, the following described real estate situated in Shelby County, Alabama, being more particularly described as follows:

Lot 15, according to the Map of First Sector Fieldstone Park, as recorded in Map Book 15, Page 89, in the Probate Office of Shelby County, Alabama.

12/22/1994-37171
10:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 25.00

The within conveyance is subject to the following exceptions:

1. Ad valorem taxes for the year 1995 and subsequent years, said taxes being a lien but are not due and payable until October 1, 1995.
2. Subject to easements, restrictions, covenants, right-of-way(s), building lines, limitations and agreements, as same are filed of record in the Probate Office of Jefferson County, Alabama, Bessemer Division.
3. \$106,200.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

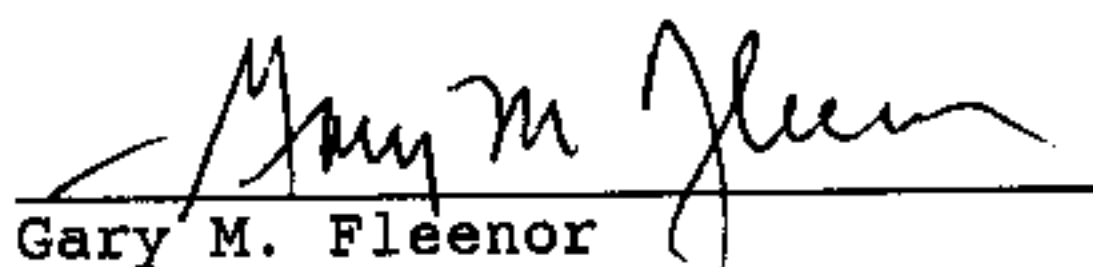
TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with the right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that, unless the joint tenancy hereby created is severed or terminated


Inst # 1994-37171

during the joint lives of the GRANTEES herein, in the event one GRANTEE herein survives the other, the entire interest in fee simple in and to the property described hereinabove 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 the said GRANTORS and for GRANTORS' heirs, executors and administrators does hereby covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that they have a good right to sell and convey the same as aforesaid; that they will have a good right to sell and convey the same as aforesaid; that they will and their 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 undersigned GRANTORS have hereunto set their hands and seals on this the 29th day of November, 1994.

 (SEAL)
Gary M. Fleenor

 (SEAL)
Cathy E. Fleenor

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gary M. Fleenor and Cathy E. Fleenor, husband and wife whose names 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 29th day of November, 1994.

(Affix Seal)


Notary Public
My commission expires: 1-24-95

This instrument was prepared by: THOMAS E. NORTON, JR.
ATTORNEY AT LAW
2700 Highway 280, South,
Second Floor
Birmingham, Alabama 35223
Telephone 371-7800

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