

SEND TAX NOTICE TO:

(Name) Stephen Hayes & Carolyn Hayes
Charles Nesbitt & Jane Nesbitt
(Address) 2288 County Road 109 North
Wilsonville, AL 31586

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head
(Address) Columbiana, AL 35051

Form 1-1-3 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 ONE DOLLAR (\$1.00) & other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Edith Hayes, an unmarried woman, being one and the same person as
(herein referred to as grantors) do grant, bargain, sell and convey unto
Edith W. Hayes

Stephen Hayes and wife, Carolyn Hayes, and Charles Nesbitt and wife,
Jane Nesbitt

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 20 South, Range 1 East,
Shelby County, Alabama.

Billy Wall died in approximately January, 1992. His Last Will
and Testament was probated in the Probate Court of Shelby
County, Alabama.

Inst # 1995-35997

12/15/1995-35997
11:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.00

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 15
day of December, 19 95

WITNESS:

(Seal)

(Seal)

(Seal)

Edith Hayes (Seal)
(Edith Hayes)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

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

Given under my hand and official seal this 15 day of December, A.D., 1995.

Laura Phaske
Notary Public.

Inst # 1995-35997