

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty Six Thousand Dollars (\$36,000.00) and other good and valuable consideration to the undersigned grantors, BILLY GENE HAYES, an unmarried man and CHARLOTTE ANNETTE HAYES, an unmarried woman in hand paid by CHARLOTTE A. HAYES the receipt whereof is hereby acknowledged the said BILLY GENE HAYES and CHARLOTTE ANNETTE HAYES do grant, bargain, sell and convey unto the said CHARLOTTE A. HAYES the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the SE 1/4 of the SW 1/4, Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the NE corner of the Southeast 1/4 of the Southwest 1/4 of Section 11 Township 18 South Range 1 East; thence west along the north line of said 1/4-1/4 section a distance of 664.29 feet. Thence turn an interior angle of 91 degrees 44 minutes 40 seconds left and run in a southerly direction 907.08 feet to a point; thence turn 90 degrees 37 minutes 37 seconds to the left for a distance of 25.00 feet to the point of beginning of tract herein described; thence continue along the last named course 205.95 feet; thence 89 degrees 07 minutes 30 seconds to the left in a northerly direction 197.05 feet; thence 61 degrees 56 minutes 30 seconds to the left in a northwesterly direction 234.92 feet; thence 118 degrees 19 minutes to the left in a southerly direction 310.03 feet to the point of beginning.

All of the above consideration is paid by a mortgage which is filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantee, CHARLOTTE A. HAYES and her assigns forever.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 11th day of June, 1996.

WITNESS:

F. WAYNE KEITH

Billy Gene Hayes
BILLY GENE HAYES

Charlotte Annette Hayes
CHARLOTTE ANNETTE HAYES

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, ~~and~~ said State hereby certify that Billy Gene Hayes and Charlotte Annette Hayes whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 11th day of June, 1996.

[Signature]
Notary Public

This instrument was prepared by:
F.Wayne Keith, Attorney
400 Vestavia Parkway, Suite 250
Birmingham, Alabama 35216

SEND TAX NOTICE TO:
Charlotte Annette Hayes
184 Ivy Lane
Vandiver, Alabama 35176

Inst # 1996-20039

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5:08 PM CERTIFIED
SEAL UNIT PAGE 6 FRONT
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