

Send Tax Notice To:

Carl D. Hayes
416 Rockport Lane
Birmingham, Alabama 35242
PID# 10-1-02-0-008.017

Inst # 1998-20130

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Two Hundred Fifty-Three Thousand Five Hundred and 00/100 (\$253,500.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Viola Jean Stumpf and Chris Stumpf, wife and husband

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Carl D. Hayes and Lynda B. Lewis

(herein referred to as Grantees), for and during their joint lives and upon the death of any or
either of them, then to the survivor of them in fee simple, together with every contingent
remainder and right of reversion, the following described real estate, situated in **Shelby**
County, Alabama, to-wit:

**Lot 17, according to the Survey of Cobblestone Square, a
residential subdivision of Inverness, as recorded in Map Book 16,
Page 153, in the Probate Office of Shelby County, Alabama.**

\$ 227150 of the above recited consideration was paid from the proceeds of a
mortgage loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 1998 and subsequent years not yet due
and payable.

Subject to Mineral and Mining rights of record and all rights and privileges
incident thereto.

Viola Jean Stumpf is one and the same person as Viola Jean Moore, being a
Grantee in that certain deed recorded in/as Instrument No.1996-29049 in the
aforesaid Probate Office.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.


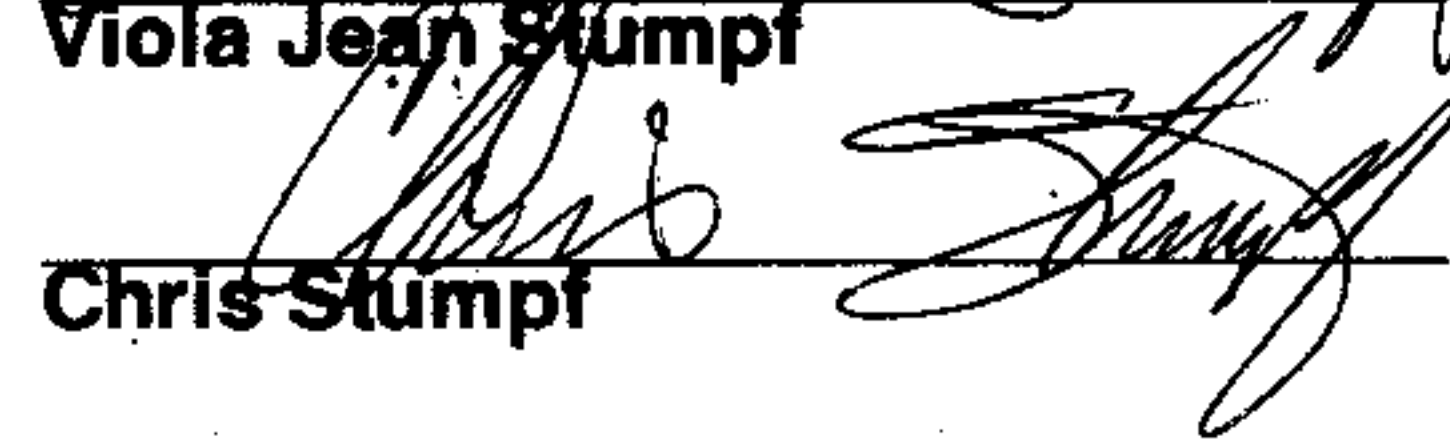
TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and
upon the death of any or either of them, then to the survivor of them in fee simple, and to the
heirs and assigns of such survivor forever; it being the intention of the parties to this
conveyance, that, unless the joint 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 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 said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors 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.

Inst # 1998-20130

06/02/1998-20130
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 37.50

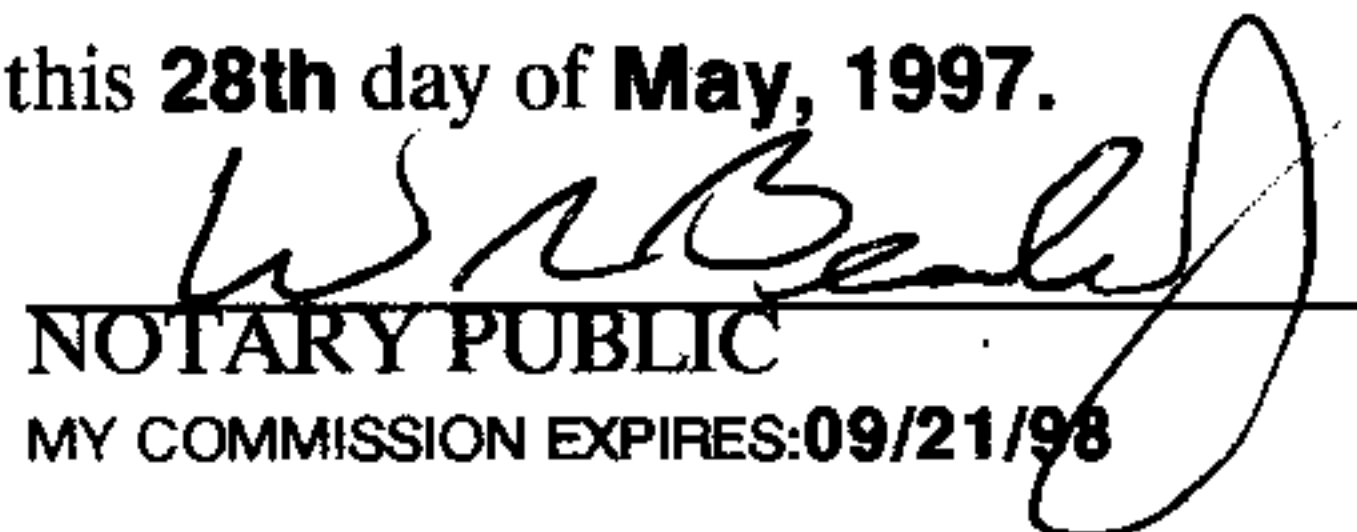
IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this **28th** day of **May, 1997**.


Viola Jean Stumpf

Chris Stumpf

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Viola Jean Stumpf and Chris Stumpf, wife and husband** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **28th** day of **May, 1997**.


NOTARY PUBLIC
MY COMMISSION EXPIRES: **09/21/98**

(AFFIX SEAL)

OUR FILE NO.: **98058RB**

This instrument prepared by:

W. Russell Beals, Jr., Attorney At Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 104
Birmingham, AL 35242

Inst # 1998-20130

06/02/1998-20130
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 37.50