

SEND TAX NOTICE TO:

(Name) Rick & Joni Hayes

208 Chase Drive

(Address) Pelham, AL 35124

This instrument was prepared by

(Name) Frances J. Walker

(Address) 2172 Hwy 31 South, Pelham, AL 35124

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty Thousand & No/100 Dollars (\$40,000.00).

to the undersigned grantor, H. Walker & Associates, Inc. a corporation.
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

✓ Rick A. Hayes and Joni D. Hayes
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County Alabama, to wit:

Lot 18, according to the Survey of Royal Oaks, Sixth Sector, as recorded in Map Book 18 page 117, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, setbacks, and covenants of record.

Inst # 1998-34693

09/04/1998-34693
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MC 48.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Secretary
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of September 1998.

ATTEST:

[Signature]
Vice-Pres.

By [Signature]
Frances J. Walker Sec.

STATE OF
COUNTY OF SHELBY

I, the undersigned Ronald E. Boachle

a Notary Public in and for said County, in said

State, hereby certify that Frances J. Walker
whose name as secretary H. WALKER & ASSOCIATES, 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 1st

day of September

19 98.

MY COMMISSION EXPIRES JUNE 5, 2000

[Signature]
Notary Public

Inst # 1998-34693