

This instrument was prepared by:
Martin, Drummond, & Woosley, P.C.
2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

Send Tax Notice:
Danny Hayes
1104 Dearing Downs Drive
Helena, AL 35080

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama
Shelby County

Know All Men By These Presents,

That in consideration of One Hundred Eighteen Thousand Dollars and no/100 (\$118,000.00) and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I,

DAVID B. BENNETT AND CAROL BENNETT, HUSBAND AND WIFE

(herein referred to as grantors) do grant, bargain, sell and convey unto

DANNY HAYES AND WENDY 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 3, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

\$118,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple for said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and any of my 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 have hereunto subscribed his name on this the 28th day of September, 1998.


DAVID B. BENNETT


CAROL BENNETT

THE STATE ALABAMA
JEFFERSON County

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that David B. Bennett and his wife, Carol Bennett, 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 of office this the 28th day of September, 1998.


Notary Public

Sherri Robinson

Notary Public State of Alabama at Large.

My Commission Expires: Oct. 13, 2001.

Bonded Thru Notary Public Underwriters.

09/30/1998-38197
02:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.50

1998-38197