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THIS INSTRUMENT PREPARED BY:
J. Birch Bowdre, Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
Post Office Box 530910
Birmingham, Alabama 35253

SEND TAX NOTICE TO:

Faye C. Hayes
6617 Winchester Circle
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof being hereby acknowledged, we, VAN L. HAYES, JR. and wife, FAYE C. HAYES, (herein collectively referred to as Grantor), do grant, bargain, sell and convey unto FAYE C. HAYES, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes due October, 1998, a lien, but not yet payable.
Subject to all easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

TO HAVE AND TO HOLD, to the said Grantee, her heirs and 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 from 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, I have hereunto set my hand and seal this the 4th day of September, 1998.

Van L. Hayes Jr.
VAN L. HAYES, JR.

Faye C. Hayes
FAYE C. HAYES

10/01/1998-38239
09:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 56.00

Inst # 1998-38239

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VAN L. HAYES, JR. and FAYE C. HAYES, 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 this 4 day of September,
1998.



Notary Public
My Commission Expires: 10-15-99

Inst # 1998-38239

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