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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CHRISTOPHER B. HAYES
144 DAVIDSON LANE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1999-29998

07/19/1999-29998
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 61.00

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY THREE THOUSAND NINE HUNDRED and 00/100 (\$143,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, RONNIE MORTON, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHRISTOPHER B. HAYES and MARION H. HAYES, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 25, ACCORDING TO THE SURVEY OF OLD TOWN HELENA, AS RECORDED IN MAP BOOK 22, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. 18 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AS SHOWN ON RECORDED MAP.
4. RIGHT-OF-WAY GRANTED TO AMERICAN TELEGRAPH COMPANY, RECORDED IN REAL VOLUME 184. PAGE 22.
5. RIGHT-OF-WAY GRANTED TO UTILITIES BOARD RECORDED IN VOLUME 310, PAGE 976.
6. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 57, PAGE 88, VOLUME 146, PAGE 304 AND VOLUME 177, PAGE 499.
7. RIGHT-OF-WAY GRANTED TO PLANTATION PIPELINE RECORDED IN VOLUME 112, PAGE 296.
8. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

9. EASEMENT GRANTED TO PLANTATION PIPELINE AS RECORDED IN VOLUME 318, PAGE 687.
10. RIGHT-OF-WAY GRANTED TO CITY OF PELHAM AS RECORDED IN VOLUME 187, PAGE 390 AND VOLUME 307, PAGE 815.
11. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. #1197-9763.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.

\$93,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said GRANTORS, RONNIE MORTON, A MARRIED PERSON have hereunto set his, her or their signature(s) and seal(s), this the 30th day of June, 1999.


RONNIE MORTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RONNIE MORTON, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of June, 1999.


Notary Public

Inst # 1999-29998

My commission expires: 7/19/02

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