

Send tax notice to:
✓ Stephen and Carolyn Hayes
David and Ann Brazeel
2288 Hwy 109
Wilsonville, AL 35186

This Instrument Prepared By:
Leonard Wertheimer, III
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 South Bridge Pkwy., Suite 500
Birmingham, Alabama 35209

INS 9-51758

12/22/1999-51758
11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, LYLE, WERTHEIMER & BRYANT, P.C. BY EITHER GRANTORS OR GRANTEES, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Edith W. Hayes, a widow (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Stephen R. and Carolyn Hayes, husband and wife, and David and Ann Brazeel, husband and wife, as tenants-in-common (hereinafter referred to as "Grantees"), an undivided one-eighth (1/8) interest each in the following described real estate situated in Shelby County, Alabama, to-wit:

The N½ of SE¼ of Section 20, Township 20 South, Range 1 East.

Source of Title: Deed Book 261 at Page 434, Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any easements, deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, their successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs, successors and assigns, that I am lawfully seized in fee simple of 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 as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this
22nd day of December, 1999.

Edith W. Hayes
Edith W. Hayes

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Edith W. Hayes, a widow, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 22nd day of December,
1999.

Bonnie D. Shelton
Notary Public

Bonnie G. Shelton
Printed Name

[NOTARY SEAL]

My Commission Expires: 8-19-2000

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