

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

Inst # 2000-06913

This Instrument Prepared By:  
Leonard Wertheimer, III  
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.  
2000 SouthBridge Pkwy., Suite 500  
Birmingham, Alabama 35208

**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 N $\frac{1}{2}$  of SE $\frac{1}{4}$  of Section 20, Township 20 South, Range 1 East.

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

It is the intent of the Grantor to convey to the Grantees her remaining interest in the subject property; having previously conveyed an interest to the Grantees in Warranty Deed dated December 22, 1999 and recorded in the Probate Office of Shelby County, Alabama in Instrument #1999-51758.

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 other 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

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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 3 day of March, 2000.

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 3 day of March, 2000.

Gladys Windham  
Notary Public

Gladys Windham  
Printed Name

[NOTARY SEAL]

My Commission Expires: August 22, 2001

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