

This Instrument was prepared by:
(Name) Rodger D. Bass, Attorney at Law
(Address) P.O. Box 430 Pelham, AL 35124

Send Tax Notice to: Yvonne J. Hays
3624 Cumberland Trace
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

ONE AND 00/100-----DOLLARS (\$1.00) and pursuant to a divorce agreement filed in Shelby County, Alabama.

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

Larry R. Hays, an unmarried man and Yvonne J. Hays, an unmarried woman

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

Yvonne J. Hays

(hereinafter called Grantees), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 15, according to the Survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7, Page 130 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Inst # 2001-07718

03/06/2001-07718
08:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
GG: DLH 11.50

TO HAVE AND TO HOLD to the said GRANTEES in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said grantees, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hand(s) and seal(s) this 26th day of February, 2001.

WITNESS:

_____	(Seal)	<u>Larry R. Hays</u>	(Seal)
_____	(Seal)	<u>Yvonne J. Hays</u>	(Seal)
_____	(Seal)		(Seal)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Larry R. Hays, an unmarried man and Yvonne J. Hays, an unmarried woman, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 2001.

Joan Ann Dickelt
NOTARY PUBLIC
My commission expires: 11/4/05

Inst # 2001-07718