



Prepared By: Kenneth W. Battles, Sr.  
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9729 Parkway East, Suite 200A  
Birmingham, Alabama 35215

Send Tax Notice To:  
Leona Hayes  
62 Highway 17  
Montevallo, Alabama 35115

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**WARRANTY DEED**

THIS DEED, made and entered into this the 4 day of December, 2003, by and between Jerry Hayes and his wife, Travis Hayes, herein called "GRANTORS", (whether one or more), and Leona Hayes, herein called "GRANTEE";

**WITNESSETH:**

THAT FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jerry Hayes and Travis Hayes, as Grantors, have this day bargained and sold and by these presents does hereby grant, sell, transfer and convey unto said Grantee, a certain tract or parcel of land situated in Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW Corner of Section 20, Township 22 South, Range 3 West and run East along the North Line of said Section for 423.77 feet; Thence turn 53 Degrees 36 Minutes 38 Seconds Right, Southeasterly for 2209.21 feet to the Point of Beginning; Thence turn 45 Degrees 44 Minutes 01 Seconds Left, Southeasterly for 40.09 feet; Thence turn 28 Degrees 33 Minutes 10 Seconds Left, Easterly for 69.72 feet; Thence turn 16 Degrees 39 Minutes 25 Seconds Left, Westerly for 106.67 feet to the Point of Beginning. Containing 0.01 Acres more or less.

This is not the homestead of the Grantor or his spouse, if any.

SUBJECT TO TAXES FOR 2003 AND SUBSEQUENT YEARS.  
SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD OR VISIBLE ON SAID PROPERTY.

TO HAVE AND TO HOLD unto the said Grantee, his, her, or their heirs and assigns forever. Grantors covenant with Grantee, that they are lawfully seized in fee simple and possessed of said property; that they have a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that they will forever warrant and defend that title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, the said Jerry Hayes and Travis Hayes, as Grantors, have hereto set their signature and seal this the 4 day of December, 2003.

Jerry Hayes  
Jerry Hayes - Grantor

Travis Hayes  
Travis Hayes - Grantor

STATE OF ALABAMA)  
COUNTY OF Shelby)

I, the undersigned Notary Public, hereby certify that Jerry Hayes and Travis Hayes, as Grantors, 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 foregoing conveyance, they executed the same voluntarily.

Given under my hand and seal this the 4 day of December, 2003.

[Signature]  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA ATTORNEY  
MY COMMISSION EXPIRES: Feb 7, 2005  
BONDED THRU NOTARY PUBLIC UNDERWRITERS