

This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
James L. Hays
120 Kingsley Court
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Two Hundred Sixty Two Thousand and 00/100 Dollars (\$262,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Maxine S. Collum, an unmarried woman** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **James L. Hays and Linda F. Hays, husband and wife** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 45, Block 2, according to the Survey of Norwick Forest, Third Sector, Second Phase, as recorded in Map Book 23, Page 121, Shelby County, Alabama, and part of Lot 46 being more particularly described as follows:

A parcel of land being a part of Lot 46, Block 2, Norwick Forest 3rd Sector, 2nd Phase, as recorded in Map Book 23, on Page 121 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northernmost corner of said Lot 46, Block 2, said point also being at the Northeast corner of Lot 45, Block 2 in said Norwick Forest 3rd Sector, 2nd Phase and also on the Southwest right of way line of Kingsley Court in said Norwick Forest 3rd Sector, 2nd Phase; thence run in a Southwesterly direction along the Northwest line of said Lot 46, Block 2 and also along the Southeast line of said Lot 45, Block 2 for a distance of 192.83 feet to a point at the Westernmost corner of said Lot 46, Block 2 and also at the southern most corner of said Lot 45, Block 2; thence turn an angle to the left of 79 degrees, 04 minutes, 43 seconds and run in a Southeasterly direction along the Southwest line of said Lot 46, Block 2 and also along the Northeast line of Lot 30, Block 2 in said Norwick Forest 3rd Sector, 2nd Phase for a distance of 58.26 feet to a point; thence turn an angle to the left of 100 degrees, 08 minutes, 07 seconds and run in a Northeasterly direction for a distance of 202.45 feet to a point on the Southwest right of way line of said Kingsley Court; thence turn an angle to the left of 89 degrees, 21 minutes, 09 seconds and run in a Northwesterly direction along the Southwest right of way line for a distance of 55.00 feet to a point on a curve to the left, having a central angle of 01 degrees, 30 minutes, 26 seconds and a radius of 190.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 5.00 feet to the point of beginning.

Note: \$209,600.00 of the above purchase price is in the form of a mortgage in favor of Castle Mortgage Corporation, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

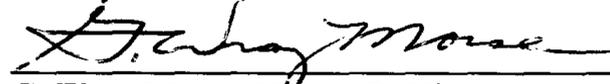
IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the **25th** day of **June, 2004**.


Maxine S. Collum

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Maxine S. Collum, an unmarried woman**, 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 and official seal this the **25th** day of **June, 2004**.


G. Wray Morse, Notary Public

My Commission Expires: **9/10/2004**