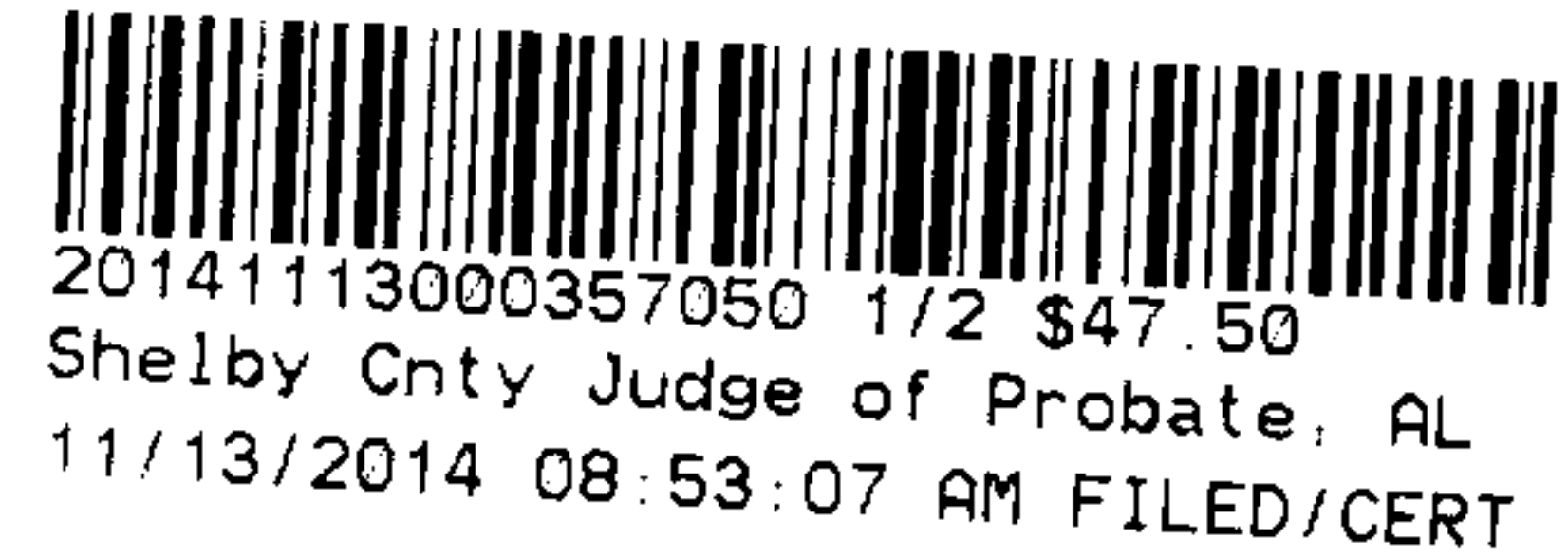


Send tax notice to:
TED J. PRYON
3155 CHESTNUT OAKS DRIVE
BIRMINGHAM, AL 35244

This instrument prepared by:
CHARLES D. STEWART, JR..
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2014569



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, HOWARD D. HAYS and MYRA K. HAYS, HUSBAND AND WIFE **whose mailing address** is: 10516 Riverchase Cove, Hoover AL 35244 (hereinafter referred to as "Grantors") by TED J. PRYON and GAIL W. PRYON **whose mailing address** is: 3155 CHESTNUT OAKS DRIVE, 'BIRMINGHAM, AL, 35244 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 25-A, ACCORDING TO THE SURVEY OF RESURVEY OF LOTS 15-29, INCLUSIVE, THE FAIRWAYS AT RIVERCHASE AS RECORDED IN MAP BOOK 14, PAGE 40, SHELBY COUNTY, ALABAMA RECORDS.

SUBJECT TO:

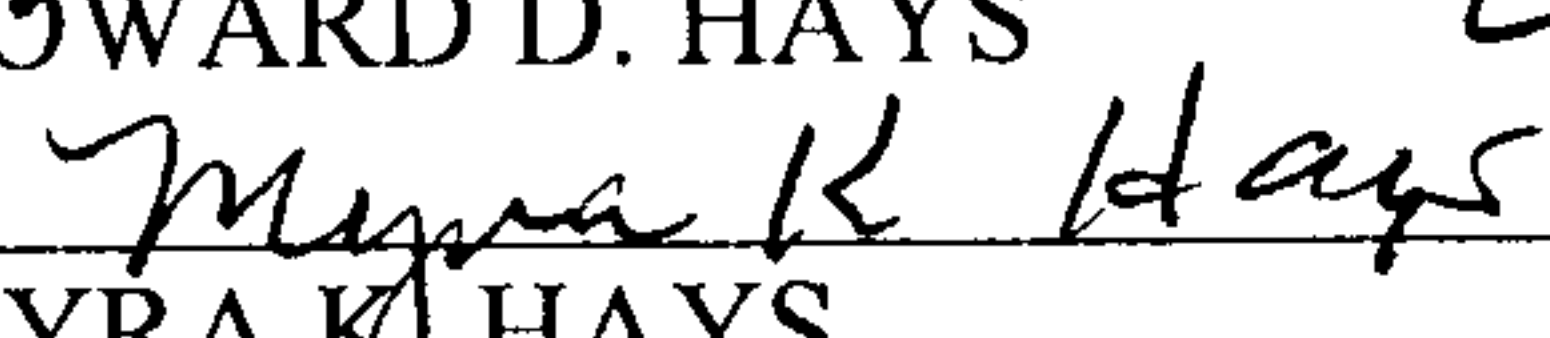
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES, OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING BUT NOT LIMITED TO OIL, GAS, SAND, LIMESTONE AND GRAVEL, IN, ON AND UNDER SUBJECT PROPERTY.
4. EASEMENT(S) AND BUILDING LINE(S) AS SHOWN ON RECORD PLAT.
5. RESTRICTIONS IN INSTRUMENT 1992-20944.
6. MINERAL AND MINING RIGHTS IN INSTRUMENT NO. 1994-13019.
7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN MISC. BOOK 14, PAGE 536, AMENDED IN MISC BOOK 17, PAGE 550 AND AMENDED IN REAL 148, PAGE 321; REAL 212, PAGE 575; REAL 218, PAGE 800 AND NOTICE OF COMPLIANCE CERTIFICATE RECORDED IN MISC BOOK 34, PAGE 549 AND MAP BOOK 14, PAGE 40 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RIGHT OF WAY TO SOUTH CENTRAL BELL AS RECORDED IN REAL VOLUME 3433, PAGE 203 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

9. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES AS RECORDED IN REAL 224, PAGE 182 AND COVENANTS PERTAINING THERETO AS RECORDED IN REAL 224, PAGE 195.
10. TERMS, CONDITIONS AND RESTRICTIONS AS SET OUT IN THE INCORPORATION OF THE FAIRWAYS HOMEOWNERS ASSOCIATION.
11. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 20100608000180160.

\$199,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28th day of October, 2014.

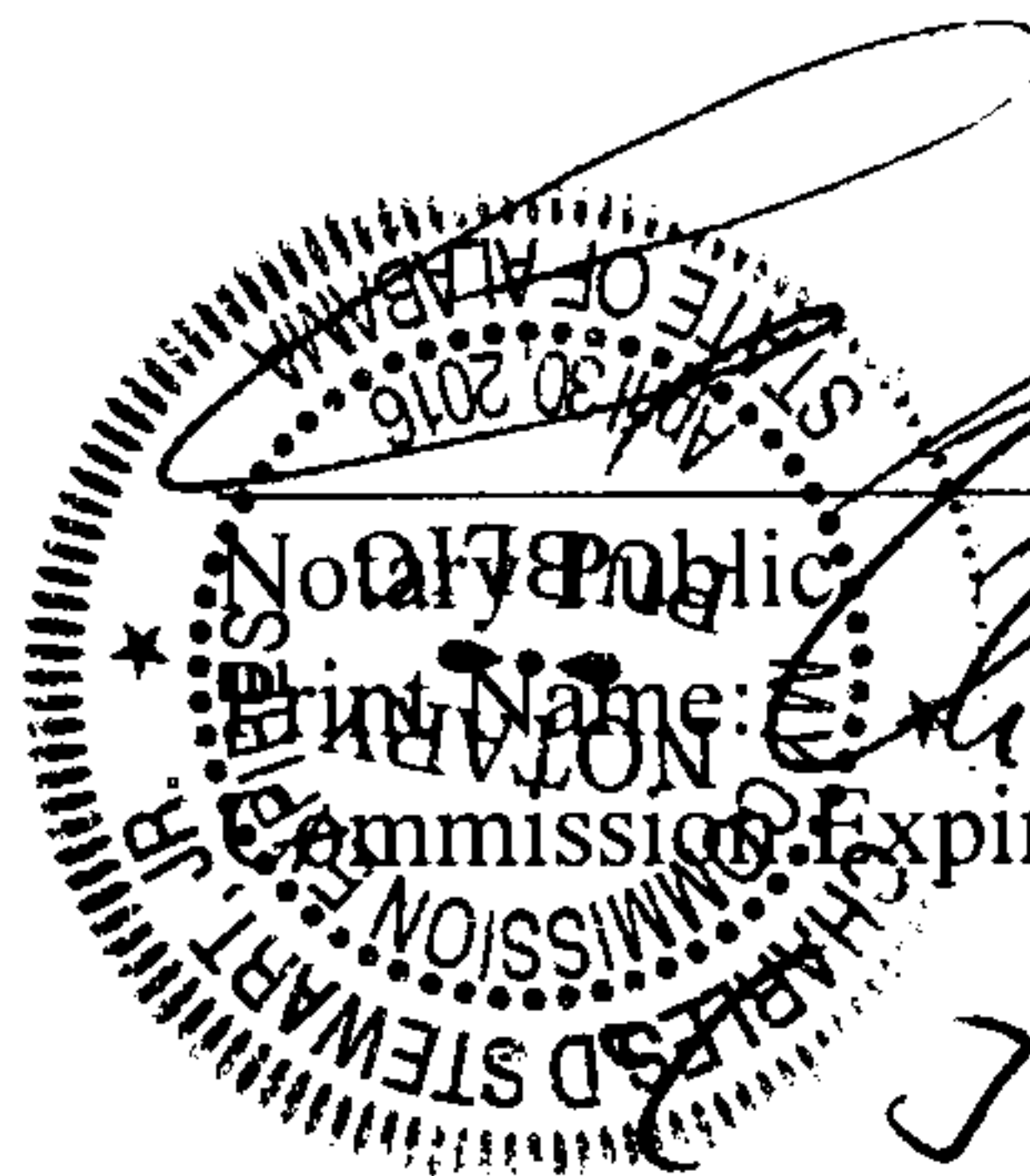

HOWARD D. HAYS

MYRA K. HAYS


20141113000357050 2/2 \$47.50
Shelby Cnty Judge of Probate, AL
11/13/2014 08:53:07 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HOWARD D. HAYS and MYRA K. HAYS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of October, 2014.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 10-1-16