



20100625000203650 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
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This instrument was prepared by:

(Name) Joseph E. Walden, Attorney at Law
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:

(Name) Gary Hayes
(Address) P.O. Box 1287
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and 00/100s (\$10,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, I, Steve Hayes, Jr., an unmarried man, Theodore Coruso Hayes, an unmarried man, Freddie Lee Hayes and wife Ruth Hayes

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

Gary Hayes

(herein referred to as **GRANTEE**) the following described real estate situated in SHELBY County, Alabama to-wit:

One lot No. 15 in Block No. 1 Nickerson Addition in W.E. Kelley Survey. Situated in the N1/2 of SW1/4 of SW1/4, Section 1, Township 21, Range 3 West, Shelby County, Alabama.
Except Lot 65 ft. x 92 ft., in NW corner, sold A.M. Chapel.

Said lot being further described as Lot 15 in Block A. according to Nickerson's Addition to Alabaster, as shown by map recorded in Map Book 3, page 61, in the Probate Office of Shelby County, Alabama, said lot being in N1/2 of SW1/4 of SW1/4 of Section 1, Township 21, Range 3 West.

That Steve Hayes, Jr., Theodore Coruso Hayes and Freddie Lee Hayes are the sole heirs-at-law of Steve Hayes and wife, Arthenia Hayes, the grantees of that certain deed from Mary Lee Brown, widow, Arthur Brown, a single man, Jimmy Brown and wife Joe Ann Brown, Mary Sue B. Clemons and husband Ned Clemons, Jr., Tommie Marie B. Underwood, widow, Wilber Dean B. Johnson and James Johnson to Steve Hayes and wife Arthenia Hayes, recorded in Book 209 at Page 675 in the Office of the Probate Judge of Shelby County, Alabama, filed July 7, 1960. Steve Hayes died on October 25, 1970 and Arthenia Hayes died on October 17, 2005.

This Deed prepared without benefit of title abstract or examination at grantee's and grantors' request.
This Deed prepared without benefit of a survey at grantee's and grantors' request.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.
Subject to applicable zoning and subdivision regulations, if any.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this _____ day of January, 2010.

WITNESS

Freddie L. Hayes (Seal) Theodore C. Hayes (Seal)
Ruth Hayes (Seal) Steve Hayes (Seal)

Shelby County, AL 06/25/2010
State of Alabama
Deed Tax : \$10.00

STATE OF ALABAMA
SHELBY COUNTY

I, _____, a Notary Public in and for said County, in said State, hereby certify that Steve Hayes, Jr., whose name(s) 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of January, 2010.

8/16/12
My Commission Expires:

Marva L. Montgomery
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, _____, a Notary Public in and for said County, in said State, hereby certify that Theodore Coruso Hayes whose name(s) 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of January, 2010.

8/16/12
My Commission Expires:

Marva L. Montgomery
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, _____, a Notary Public in and for said County, in said State, hereby certify that Freddie Lee Hayes and wife Ruth Hayes whose name(s) 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 are executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of January, 2010.

8/16/12
My Commission Expires:

Marva L. Montg
Notary Public