

Send tax notice to:

Cristina P. Cole
2115 Aaron Road
Pelham, AL 35134

STATE OF ALABAMA
SHELBY COUNTY

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

2011091381

WARRANTY DEED



20111109000337760 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
11/09/2011 11:25:26 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Nine Thousand and No/100ths Dollars (\$209,000.00), in hand paid to the undersigned, Kenneth E. Hays and Leah Hays, Husband and Wife, (hereinafter referred to as Grantor, whether one or more) by Cristina P. Cole and Jason Lee Cole, (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:

Parcel No.3, of "A Resurvey of Pool's Addition to Pelham", in the NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, described as follows:
Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the East line of said 1/4-1/4 a distance of 515.15 feet to the Point of Beginning of the property being described; thence turn an angle of 90 degrees 00' 00" right and run Westerly a distance of 136.35 feet to a point on the E right of way line of Aaron Road in a curve to the right having a central angle of 8 degrees 55' 12" and a radius of 778.20 feet; thence turn an angle of 84 degrees 35' 47" left to chord and run a distance of 121.15 feet to the P.T. of said curve; thence continue along the tangent of said curve a tangent distance of 25.0 feet to the P.C. of a street curve to the left having a central angle of 1 degree 48' 22" and a radius of 317.24 feet; thence continue along the arc of said curve an arc distance of 10.0 feet to a point; thence turn an angle of 83 degrees 21' 00" left from chord and run Easterly a distance of 153.99 feet to a point on the said East line of said 1/4-1/4; thence turn an angle of 90 degrees 00' 00" left and run Northerly along said 1/4-1/4 line a distance of 155.0 feet to the Point of Beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

General and special taxes or assessments for 2011 and subsequent years not yet due and payable.

\$ 203,701.00 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 have 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her/their hand(s) and seal(s) this 28th day of October, 2011.

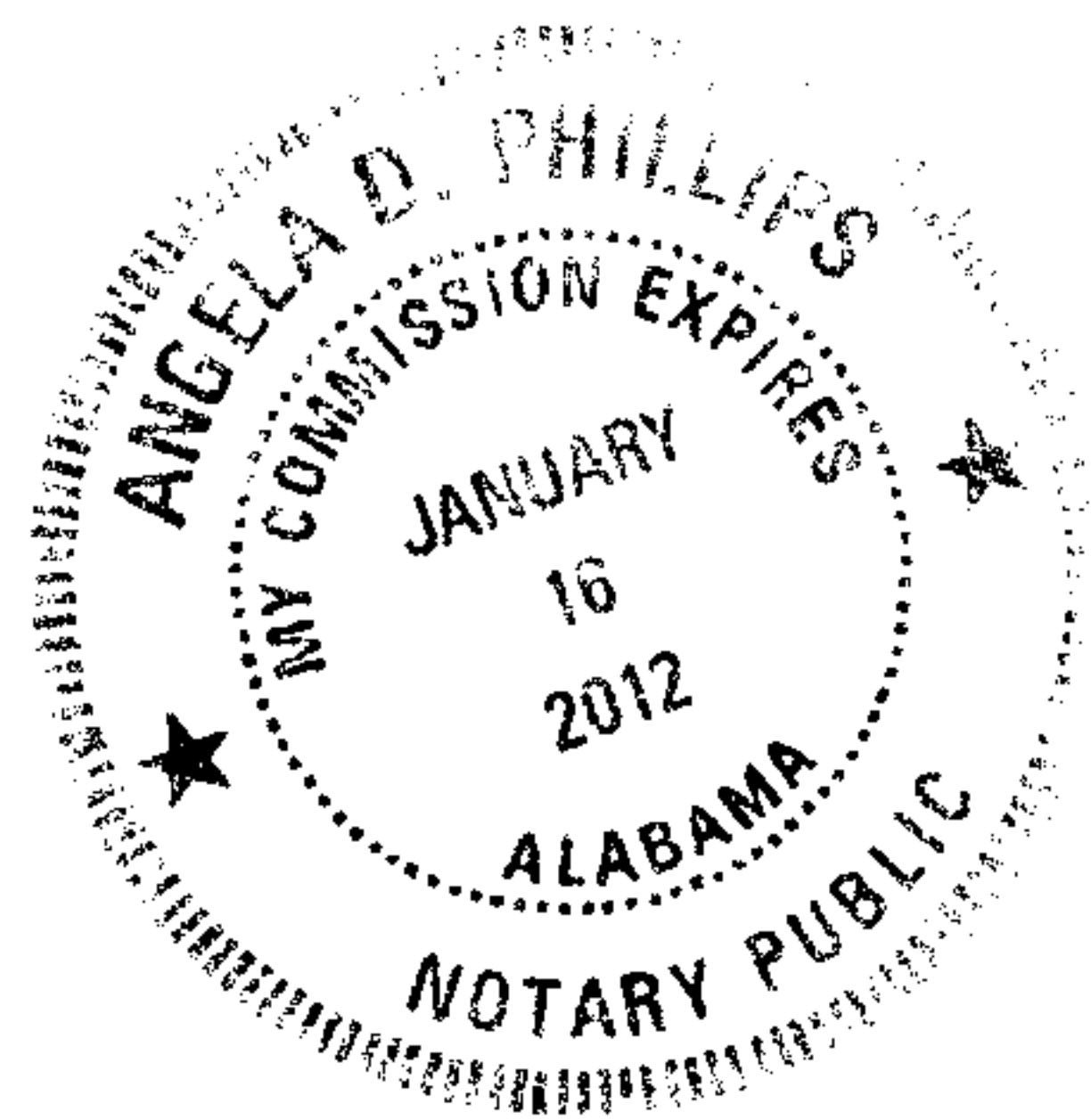
X *Kenneth E. Hays*
Kenneth E. Hays
X *Leah Hays*
Leah Hays

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth E. Hays and Leah 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, 2011.

Angela D. Phillips
Notary Public
Print Name: Angela D. Phillips
My Commission Expires: 01/16/2012



20111109000337760 2/2 \$20.50
Shelby Cnty Judge of Probate, AL
11/09/2011 11:25:26 AM FILED/CERT

Shelby County, AL 11/09/2011
State of Alabama
Deed Tax: \$5.50