

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Eleven Thousand Six Hundred Dollars (\$111,600.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **KENNETH E. HAYS AND LEAH W. HAYS, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **MARIA L. BRIDGEFORTH** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Pelham, Shelby County, Alabama, to-wit:

Lot 61, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Pelham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

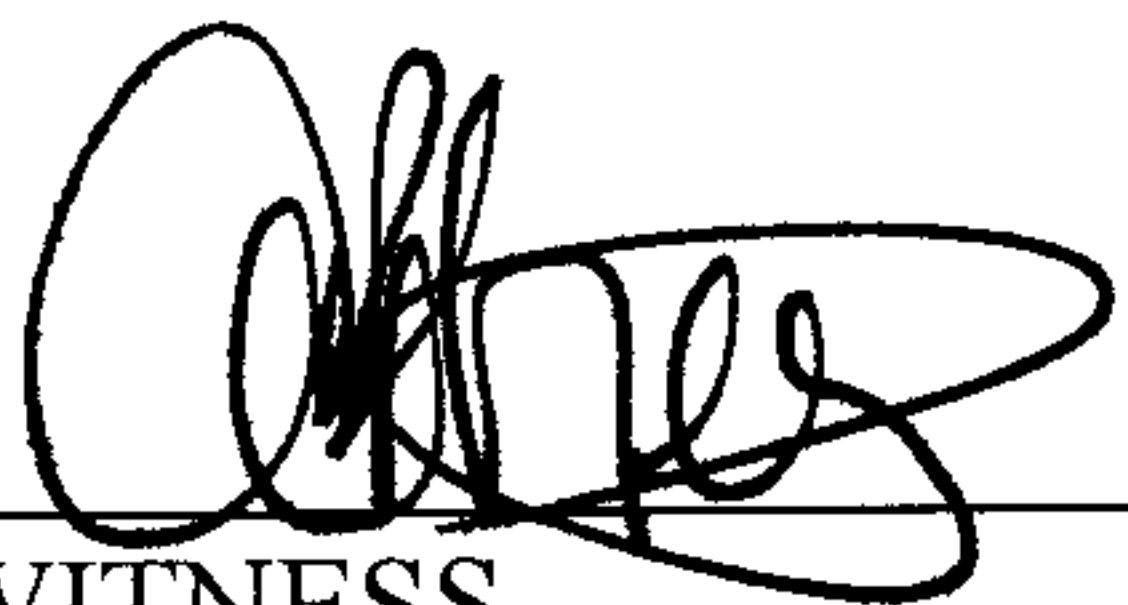
1. **Building Setback line of 20 feet reserved from Saddle Run Circle, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 10 feet along Saddle Run Circle.**
3. **Restrictions, covenants, and conditions as set out in Real Volume 144, page 124, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Restrictions, limitations and conditions as set out in Plat Book 11, page 28, in the Probate Office of Shelby County, Alabama.**
5. **Right(s) of Way(s) granted to Alabama Power Company, as set out in Deed Book 101, page 551 and Deed Book 112, page 49, in the Probate Office.**
6. **Right(s)-of-Way(s) granted to Shelby County, as set out in Deed Book 135, page 364, in the Probate Office.**
7. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 79, page 297, in Probate Office.**
8. **Right(s)-of-Way(s) granted to Alabama Power Company and South Central Bell, as set out in Real Volume 157, page 579, in the Probate Office.**
9. **Agreement with Alabama Power Company as to underground cables recorded in Real Volume 145, page 705 and Real Volume 145, page 712, in Probate Office.**
10. **Assignment of Declarant Rights as recorded in Book 319, page 551, in the Probate Office of Shelby County, Alabama.**

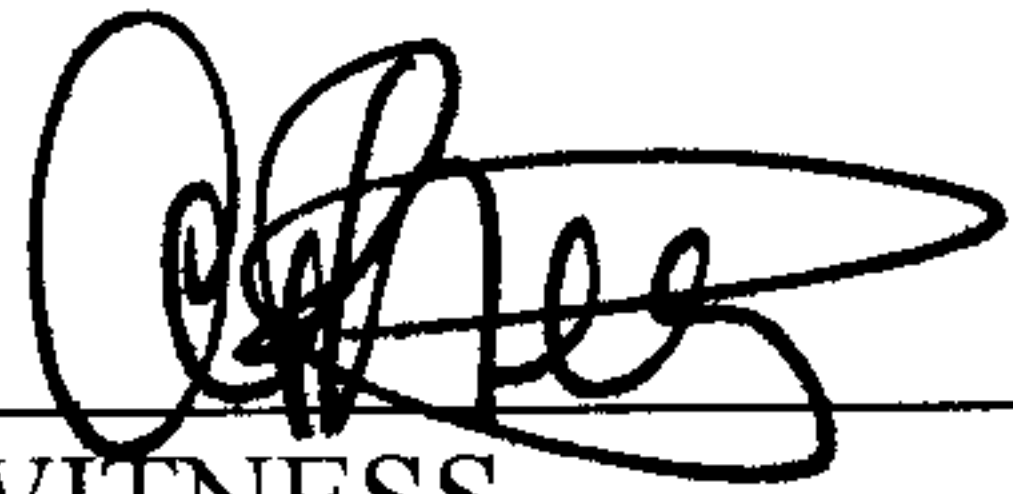
\$ 109,578.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

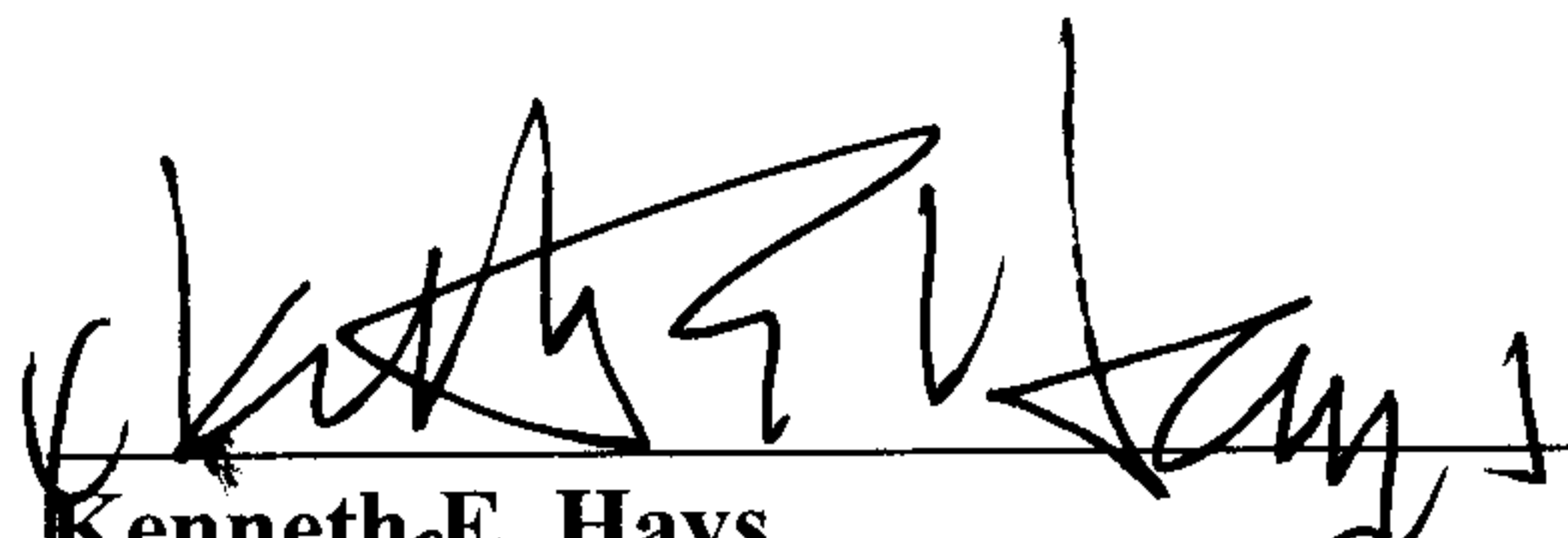
To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

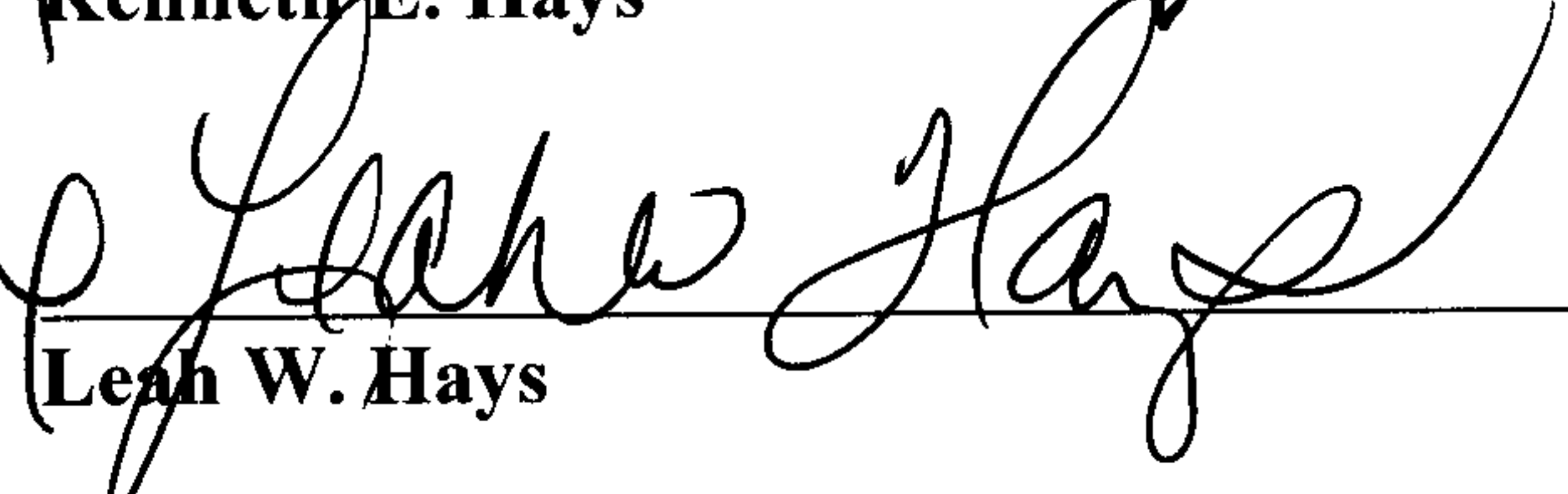
And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 30th day of November, 2012.


WITNESS


WITNESS

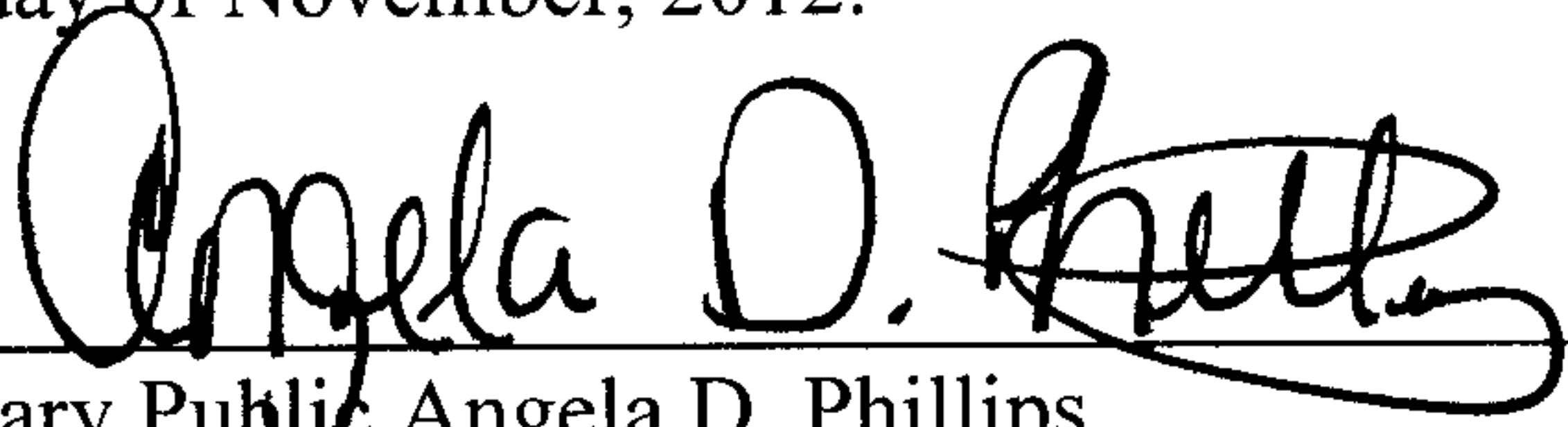

Kenneth E. Hays {L.S.}


Leah W. Hays {L.S.}

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Kenneth E. Hays and Leah W. Hays**, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of November, 2012.


Notary Public Angela D. Phillips
My commission expires 01/12/2016

SEND TAX NOTICE TO:

Maria L. Bridgeforth
4035 Saddle Run Circle
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2012-11-2214




20121205000463940 2/3 \$20.50
Shelby Cnty Judge of Probate, AL
12/05/2012 09:13:26 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kenneth E. Hays
Mailing Address 122 Hampton Lake Drive
Pelham, AL 35124

Grantee's Name Maria L. Bridgeforth
Mailing Address 4035 Saddle Run Circle
Pelham, AL 35124

Property Address 4035 Saddle Run Circle
Pelham, AL 35124

Date of Sale 11/30/12
Total Purchase Price \$ 111,600.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


20121205000463940 3/3 \$20.50
Shelby Cnty Judge of Probate, AL
12/05/2012 09:13:26 AM FILED/CERT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

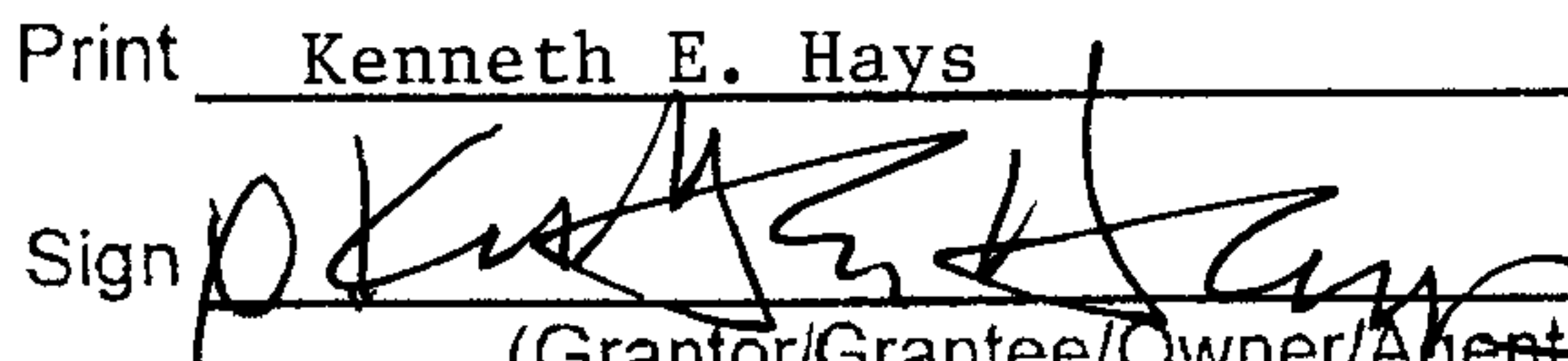
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/30/12

☐ Unattested


(verified by)

Print Kenneth E. Hays

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 12/05/2012
State of Alabama
Deed Tax: \$2.50

Form RT-1