

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Scott Bayne and Susan Bayne
1025 Highland Lakes Trace
Birmingham, AL 35242

WARRANTY DEED


20121205000464270 1/3 \$90.00
Shelby Cnty Judge of Probate, AL
12/05/2012 09:13:59 AM FILED/CERT

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Sixty Thousand And No/100 Dollars (\$360,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Vadus L. Beard, Trustee under the Mary T. Beard Family Trust, Dated August 30, 2000 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Scott Bayne and Susan Bayne (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 530, according to the Map of Highland Lakes 5th Sector, Phase II, an Eddleman Community, as recorded in Map Book 19, Page 3 A & B in the Office of the Judge of Probate of Shelby County, Alabama. Together with a non-exclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a residential subdivision, recorded in Instrument #1994-07111, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Sector 5, Phase II, recorded as Instrument #1994-31018, in the Probate Office of Shelby County, ALabama (which, together with all amendments thereto, is hereafter collectively referred to as, the "Declaration")

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Eighty-Eight Thousand And No/100 Dollars (\$288,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Shelby County, AL 12/05/2012
State of Alabama
Deed Tax: \$72.00

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 19, 2012.

Vadus L. Beard, Trustee under the Mary T. Beard Family Trust, Dated August 30, 2000

BY: Vadus L. Beard

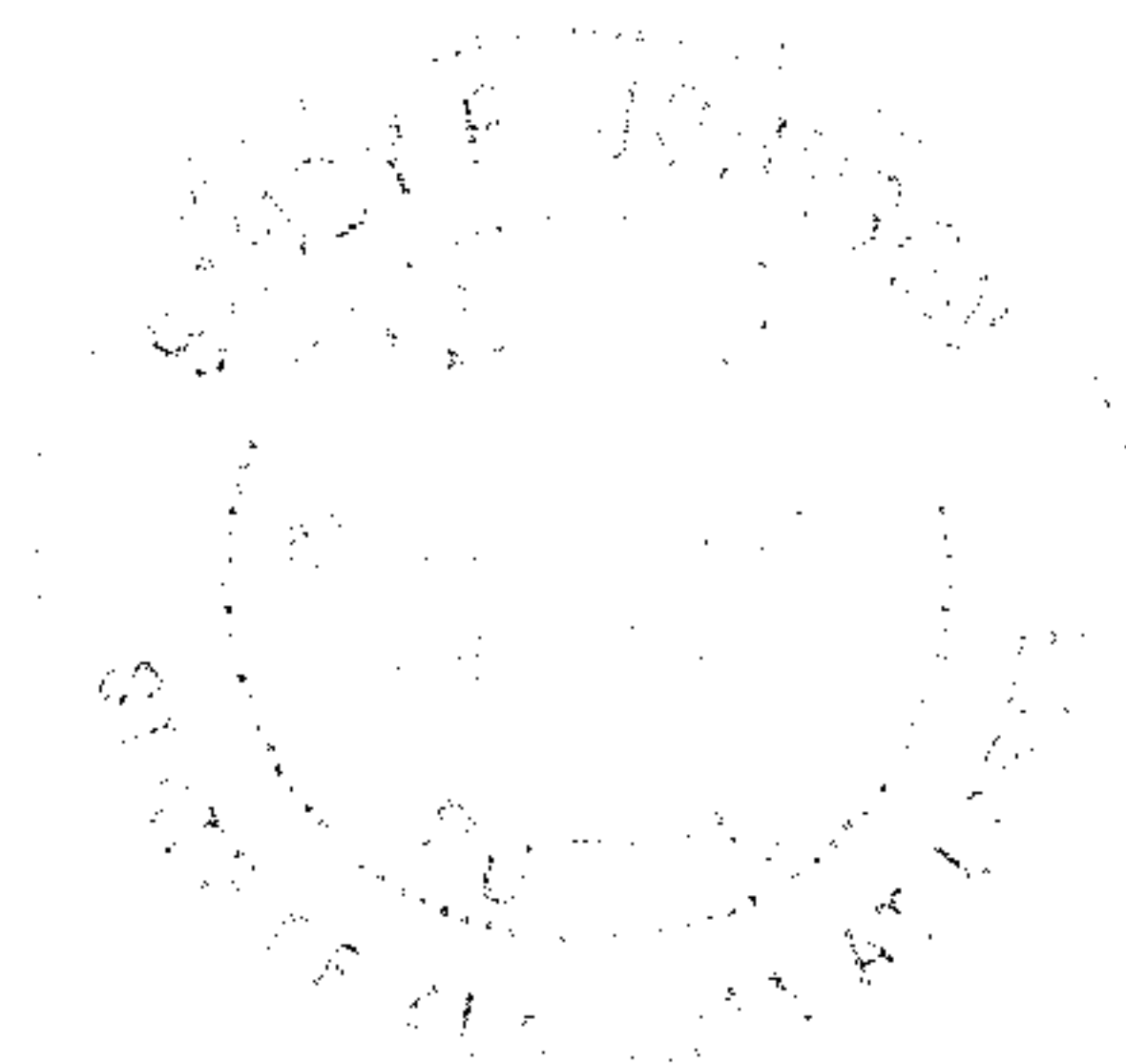
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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Vadus L. Beard, whose name as Trustee of the Mary T. Beard Family Trust, dated August 30, 2000, 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, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Mary T. Beard Family Trust.

Given under my hand and official seal on the 19th day of November, 2012.

[Signature]
Notary Public
Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Vadus L. Beard, Trustee under the
Mary T. Beard Family Trust, Dated
August 30, 2000

Grantee's Name Scott Bayne and Susan Bayne

Mailing Address 1025 Highland Lakes Trace
Birmingham, AL 35242

Mailing Address 8611 Barrett Spur Ct
Richmond, TX 77406

Property Address 1025 Highland Lakes Trace
Birmingham, AL 35242

Date of Sale November 19, 2012

Total Purchase Price \$360,000.00

or

Actual Value

\$

or

Assessor's Market Value

\$



20121205000464270 3/3 \$90.00
Shelby Cnty Judge of Probate, AL
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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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ Closing Statement

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 - Vadus L. Beard, Trustee under the Mary T. Beard Family Trust, Dated
August 30, 2000, 1025 Highland Lakes Trace, Birmingham, AL 35242.

Grantee's name and mailing address - Scott Bayne and Susan Bayne, 8611 Barrett Spur Ct, Richmond, TX
77406.

Property address - 1025 Highland Lakes Trace, Birmingham, AL 35242

Date of Sale - November 19, 2012.

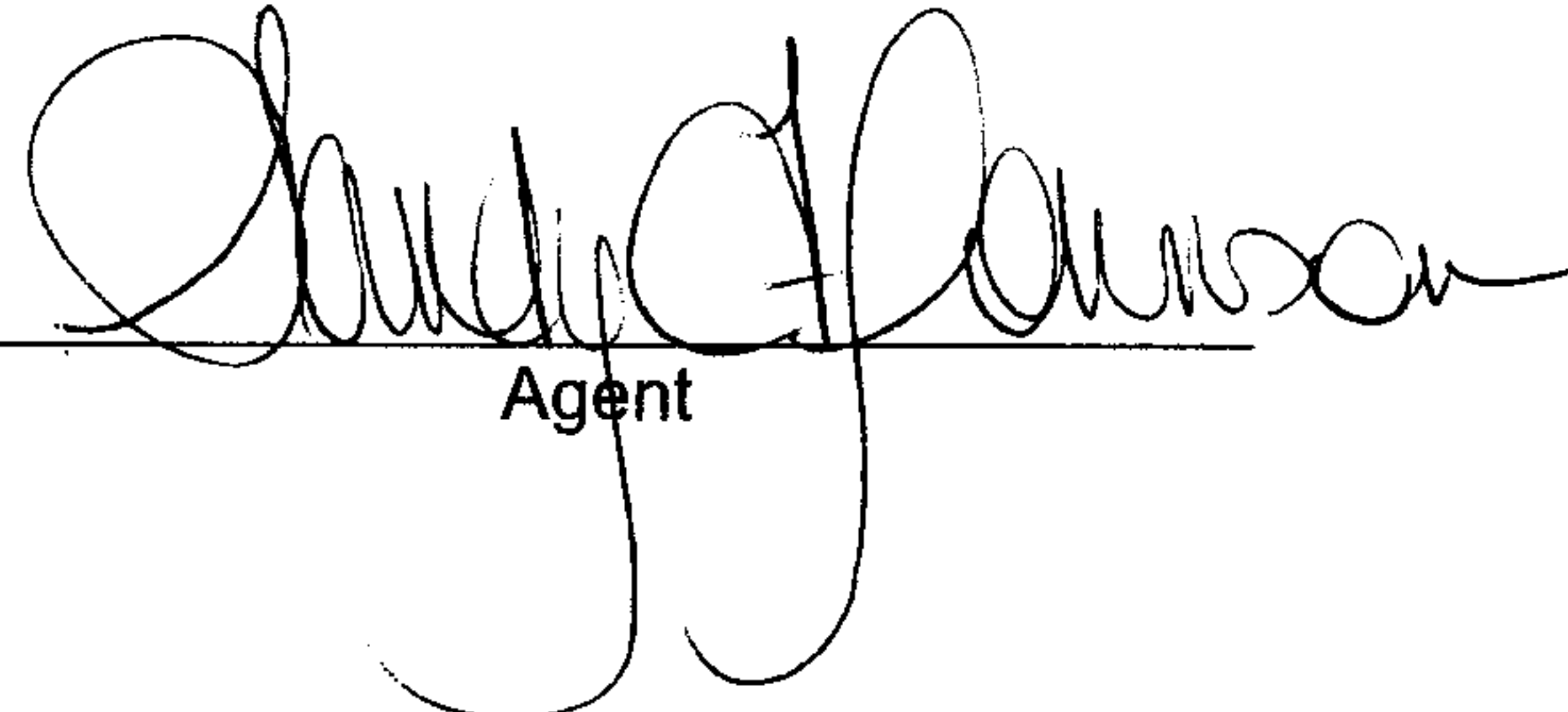
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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 with 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: November 19, 2012

Sign 
Agent