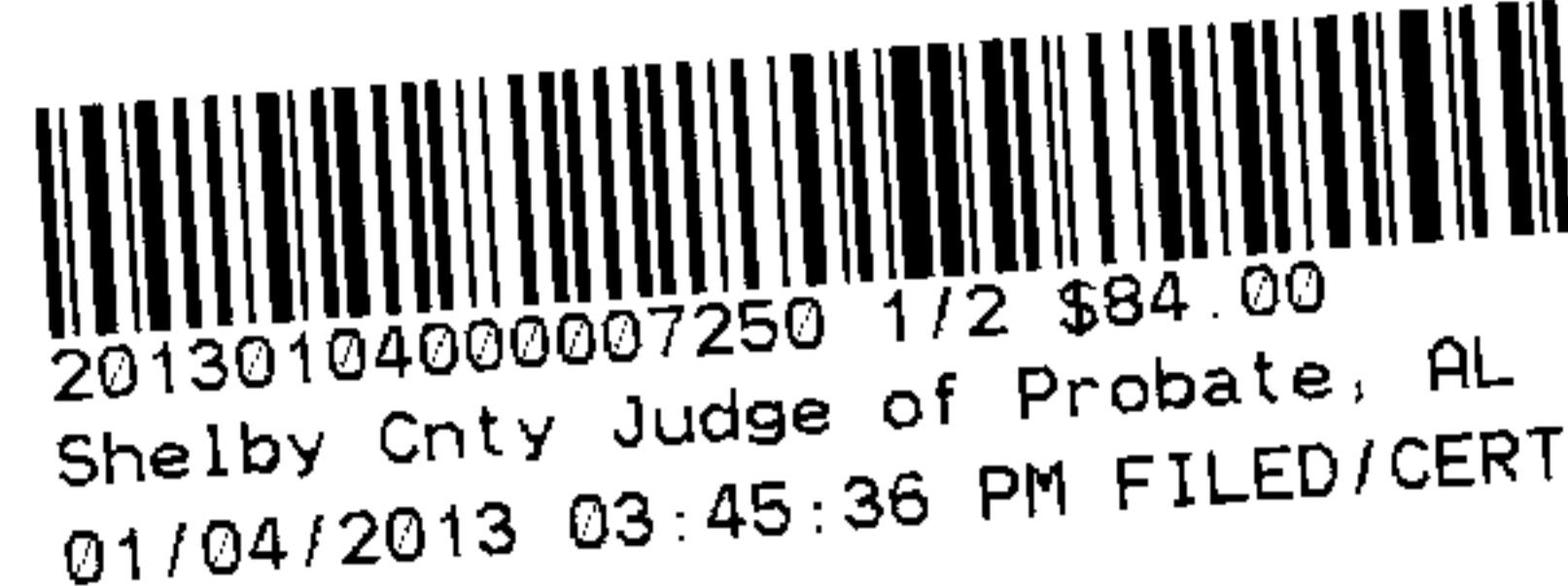


THIS INSTRUMENT PREPARED BY:  
JOEL R. BLANKENSHIP, ATTORNEY  
1201 NORTH 19TH STREET  
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:  
Ralph H. Stephens  
111 Southlake Lane  
Hoover, AL 35244

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA )  
JEFFERSON COUNTY )



That in consideration of Two Hundred One Thousand Five Hundred Fifty and no/100 (\$201,550.00) Dollars to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, We, HOLLIS D. HAYES and wife, IMOGENE A. HAYES (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell and convey unto RALPH H. STEPHENS (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 45, Block 3, according to the Amended Map of Southlake Crest, 2<sup>nd</sup> Sector, as recorded in Map Book 19, page 14 in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year.

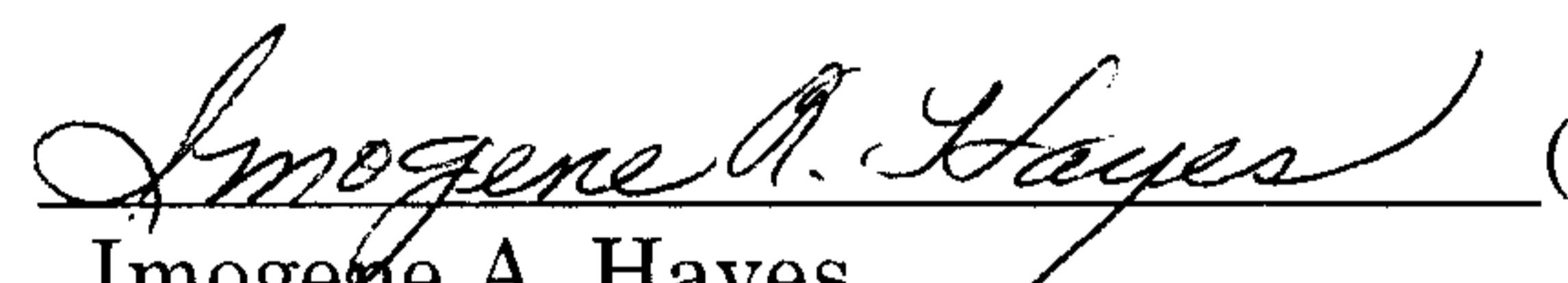
Also subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

\$133,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his/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 noted above; that I (we) have a 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 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 31st day of December, 2012.

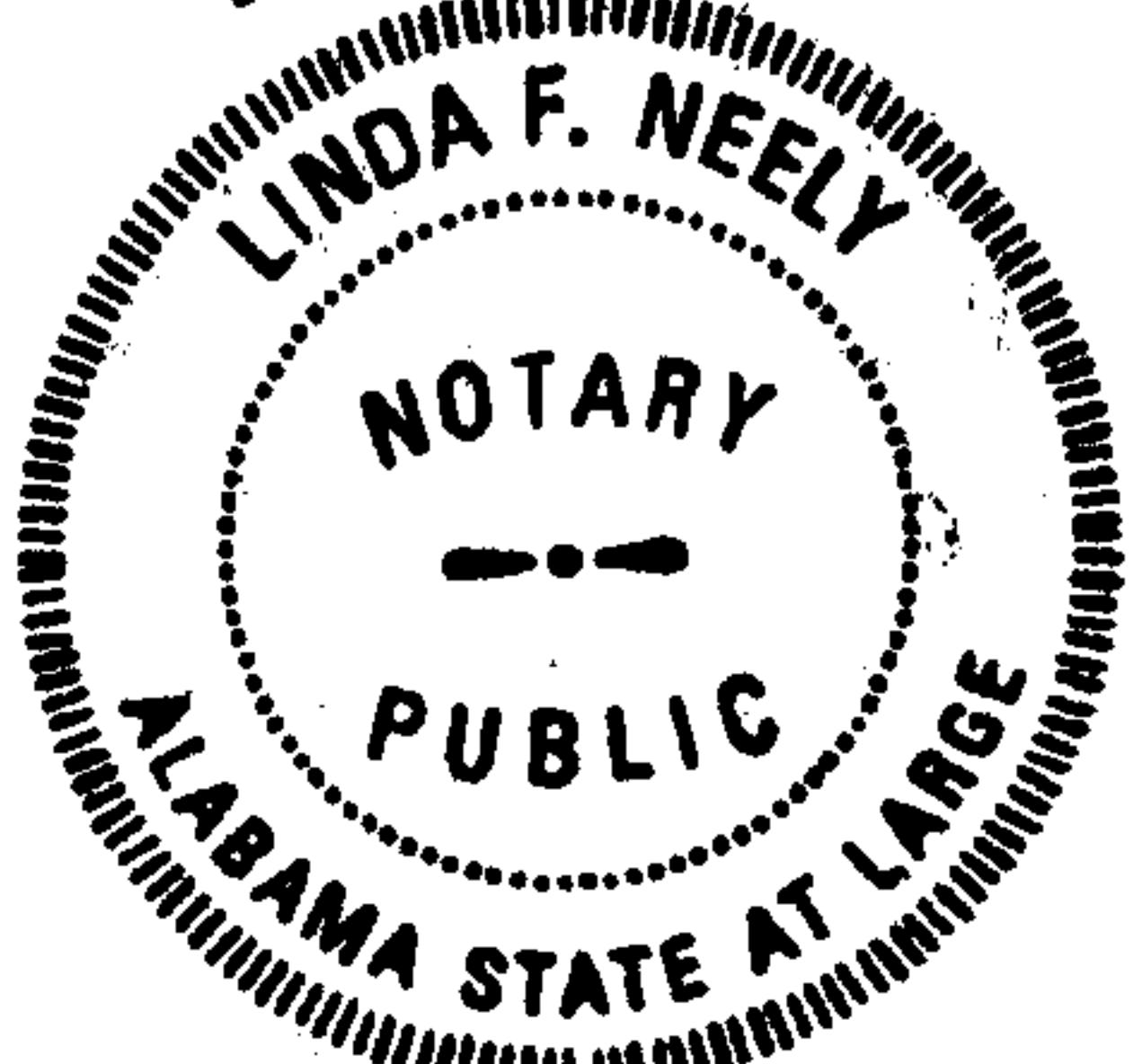
  
(SEAL)  
Hollis D. Hayes

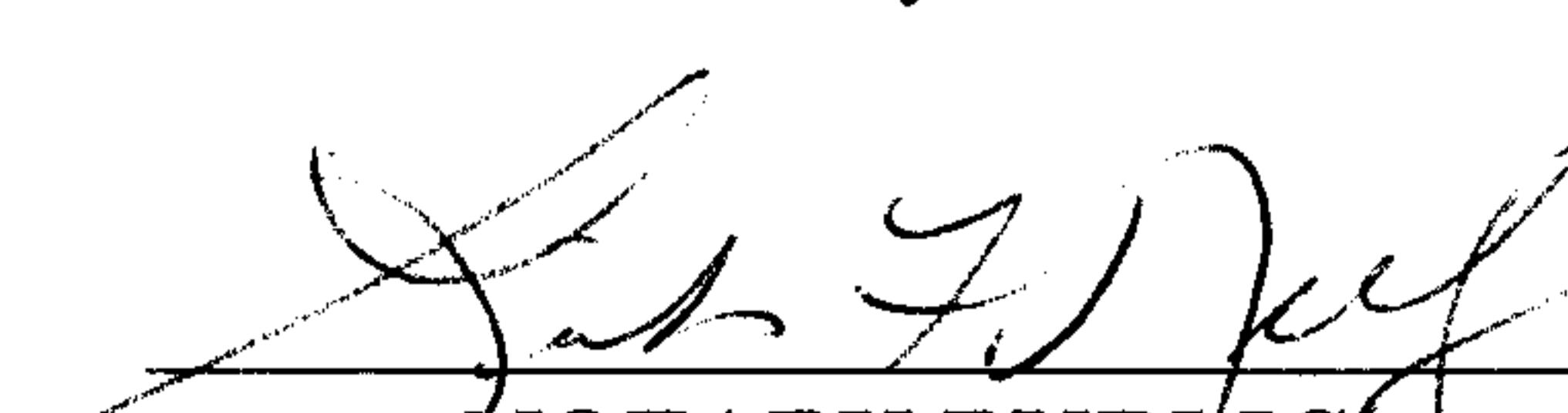
  
(SEAL)  
Imogene A. Hayes

STATE OF ALABAMA )  
JEFFERSON COUNTY )

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

Given under my hand and official seal this the 31st day of December, 2012.



  
NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: AUGUST 4, 2014

# Real Estate Sales Validation Form

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

Grantee's Name Ralph H. Stephens  
Mailing Address 111 Southlake Lane  
Hoover, AL 35244

Property Address 111 Southlake Lane  
Hoover, AL 35244

Date of Sale 12/31/12  
Total Purchase Price \$ 201550.00  
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



2013010400007250 2/2 \$84.00  
Shelby Cnty Judge of Probate, AL  
01/04/2013 03:45:36 PM 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 12/31/12

Print Ralph H. Stephens

### Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one