

This instrument was prepared by



20130123000031430 1/3 \$31.50
Shelby Cnty Judge of Probate, AL
01/23/2013 03:11:56 PM FILED/CERT

(Name) Stephen R. Hayes

(Address) 2288 Hwy 109, Wilsonville, AL 35186

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten dollars and other considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Stephen R. and Carolyn Hayes, husband and wife, and
Charles and Jane Nesbitt, husband and wife
(herein referred to as grantors) do grant, bargain, sell and convey unto
Larry W. Capps and Patricia V. Capps, husband and wife

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

DESCRIPTION, to wit:

Begin at the northwest corner of the North-East quarter of the South-West quarter of Section 17, Township 20 South, Range 1 East of the Huntsville Principle Meridian, Shelby County, Alabama; thence in an easterly direction along the north boundary of said quarter-quarter section 215.00 feet; thence turn an angle of 90°39'01" to the right in a southerly direction along a line parallel with the west boundary of said quarter-quarter section 420.04 feet; thence turn an angle of 89°20'59" to the right in a westerly direction and parallel with said north boundary 215.00 feet to intersection with said west boundary; thence turn an angle of 90°39'01" to the right in a northerly direction along said west boundary 420.04 feet to the point of beginning.

Shelby County, AL 01/23/2013
State of Alabama
Deed Tax: \$11.50

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 23 day of January, 2013

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Stephen R. Hayes (Seal)
Carolyn Hayes (Seal)
Charles Nesbitt (Seal)
Jane Nesbitt (Seal)

General Acknowledgment

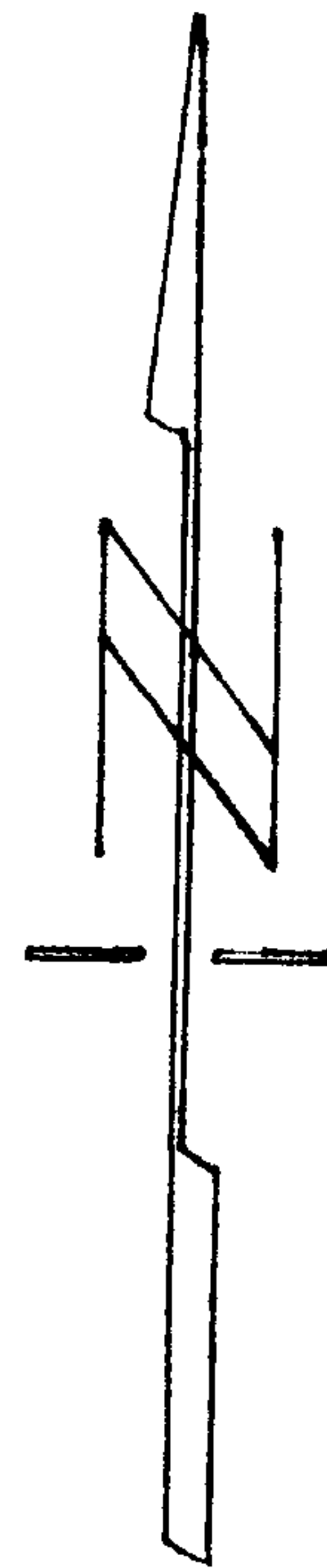
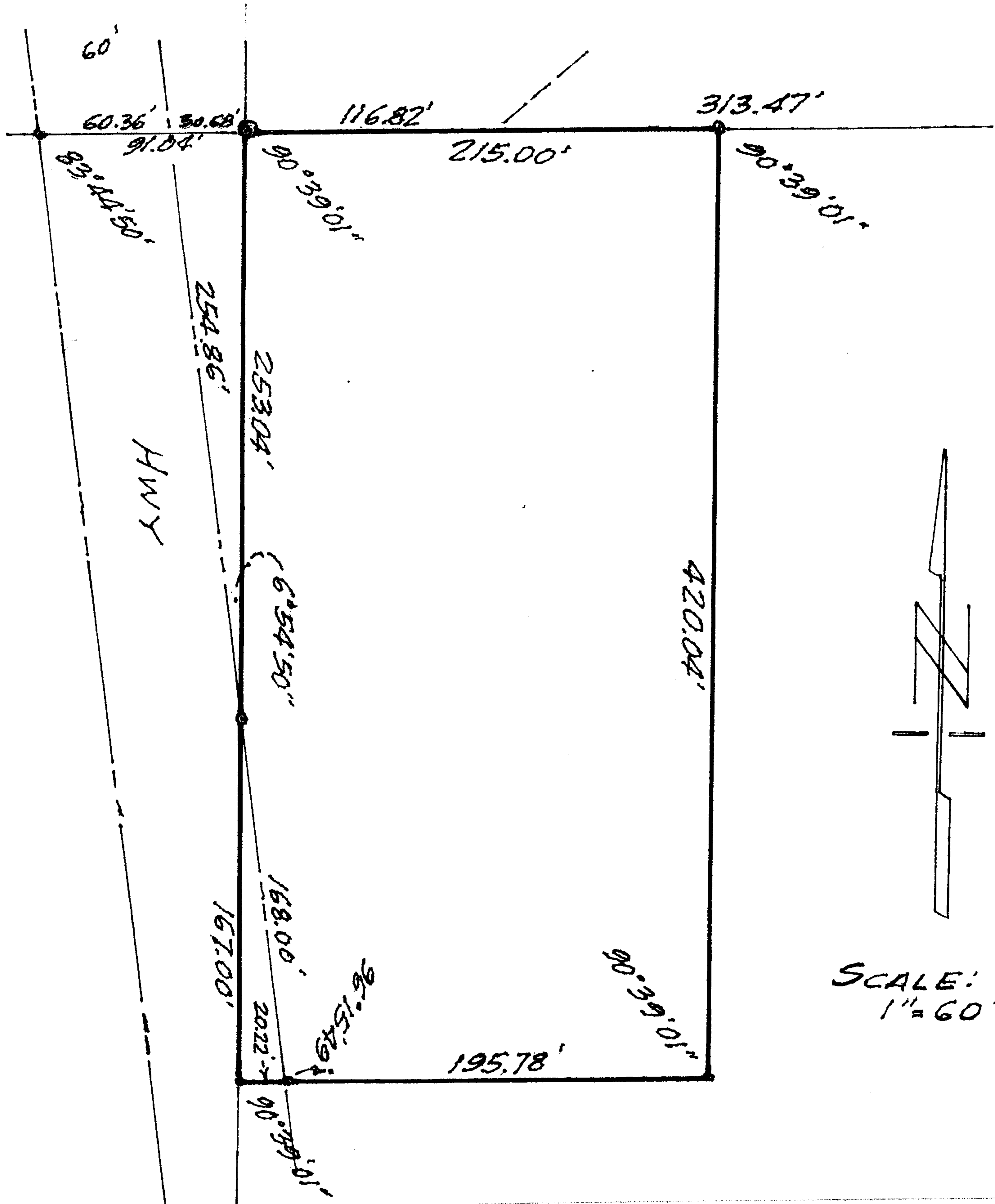
STATE OF ALABAMA

Shelby COUNTY }

I, Bryan Kendall Morrow a Notary Public in and for said County, in said State, hereby certify that Stephen R. Hayes, Carolyn Hayes, Charles Nesbitt, Jane Nesbitt whose name 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 and executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of January, 2013 A. D., 192013

Bryan Kendall Morrow
Notary Public.
Expires 12-28-13



SCALE:
1" = 60'



20130123000031430 2/3 \$31.50
Shelby Cnty Judge of Probate, AL
01/23/2013 03:11:56 PM FILED/CERT

CAPPS PROPERTY
SECTION 17, TOWNSHIP 20 SOUTH, RANGE 1 EAST
SHELBY COUNTY, ALABAMA

DESCRIPTION, to wit:

Begin at the northwest corner of the North-East quarter of the South-West quarter of Section 17, Township 20 South, Range 1 East of the Huntsville Principle Meridian, Shelby County, Alabama; thence in an easterly direction along the north boundary of said quarter-quarter section 215.00 feet; thence turn an angle of 90°39'01" to the right in a southerly direction along a line parallel with the west boundary of said quarter-quarter section 420.04 feet; thence turn an angle of 89°20'59" to the right in a westerly direction and parallel with said north boundary 215.00 feet to intersection with said west boundary; thence turn an angle of 90°39'01" to the right in a northerly direction along said west boundary 420.04 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Stephen R. Hayes ^{Carolyn Hayes} ~~Charles & Jane Nesbitt~~ Grantee's Name Larry W. & Patricia V. Capps
Mailing Address 2288 Hwy 109 Mailing Address 2288 Hwy 109
Wilsonville, AL 35186 Wilsonville, AL 35186

Property Address N/A
vacant land

Date of Sale Jan, 23, 2013
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 11,400

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 _____



20130123000031430 3/3 \$31.50
Shelby Cnty Judge of Probate, AL
01/23/2013 03:11:56 PM FILED/CERT

If the conveyance document presented for recordation contains all of the rec 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 1-23-2013

Print Stephen R. Hayes

Unattested

(verified by)

Sign Stephen R. Hayes

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1