


**After Recording Send Tax Notice To:**

John and Sabrina Hayes  
5155 Colonial Park Road  
Birmingham, AL 35242

  
20130226000080320 1/3 \$245.00  
Shelby Cnty Judge of Probate, AL  
02/26/2013 09:19:51 AM FILED/CERT

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

Shelby County, AL 02/26/2013  
State of Alabama  
Deed Tax: \$226.00

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, **Sabrina W. Hayes and husband, John S. Hayes**, (herein referred to as Grantor), who certify that the property conveyed hereby constitutes our homestead, grant, bargain, sell and convey unto **John Samuel Hayes and Sabrina Ward Hayes, Trustees of the Hayes Family Trust dated December 11, 2012, and any amendments thereto** (herein referred to as Grantee), as tenants in common, the real estate described below situated in Shelby County, Alabama, to wit:

***Lot 18, according to the Survey of Meadowbrook 6<sup>th</sup>  
Sector, as recorded in Map Book 8, page 44, in the  
Probate Office of Shelby County, Alabama.***

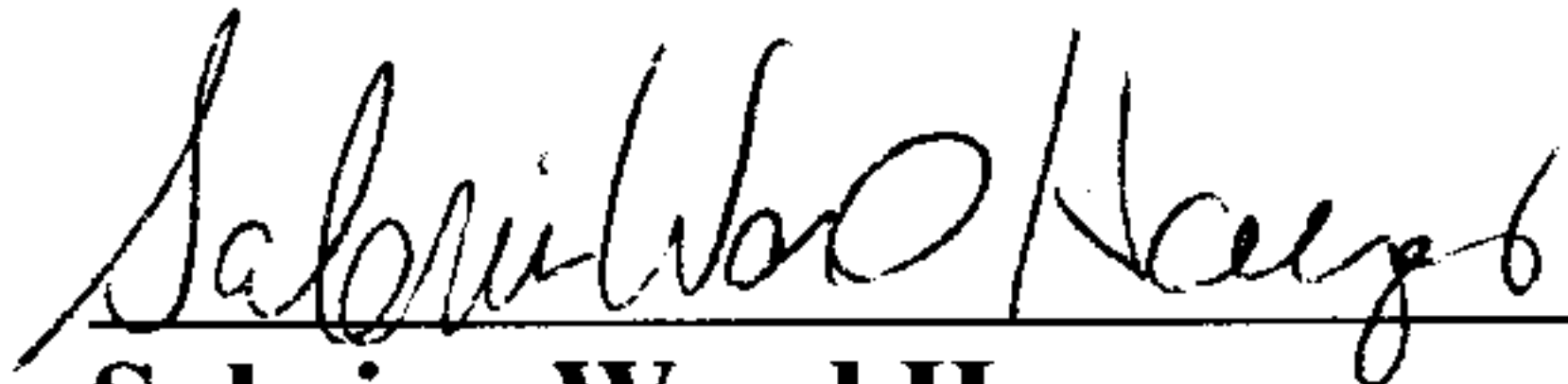
**THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.**

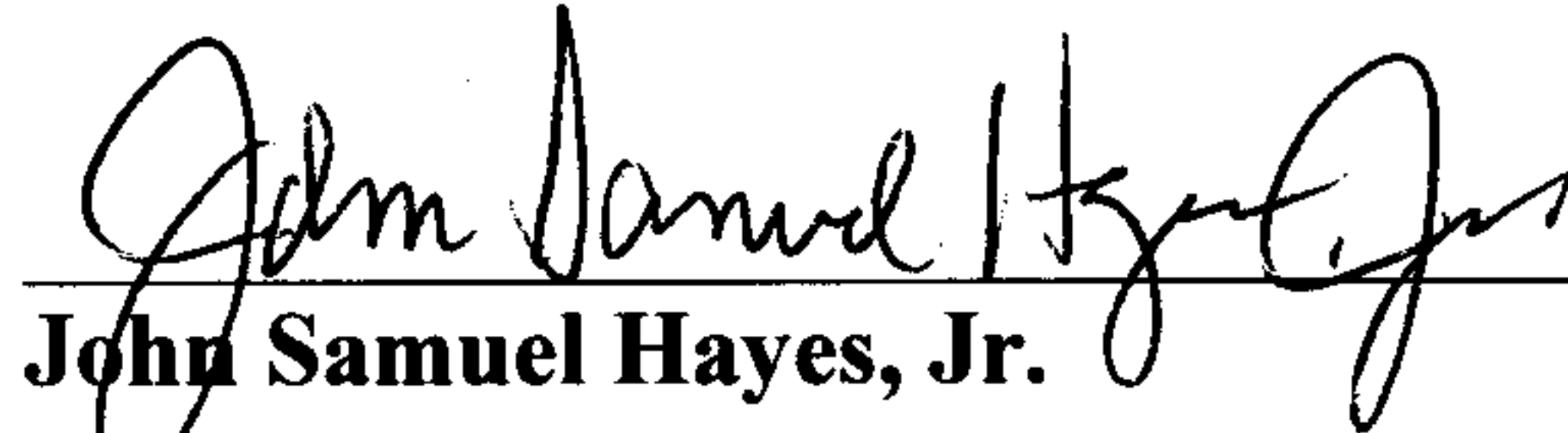
To have and to hold to the said grantee, as tenants in common, their heirs and assigns in fee simple, forever.

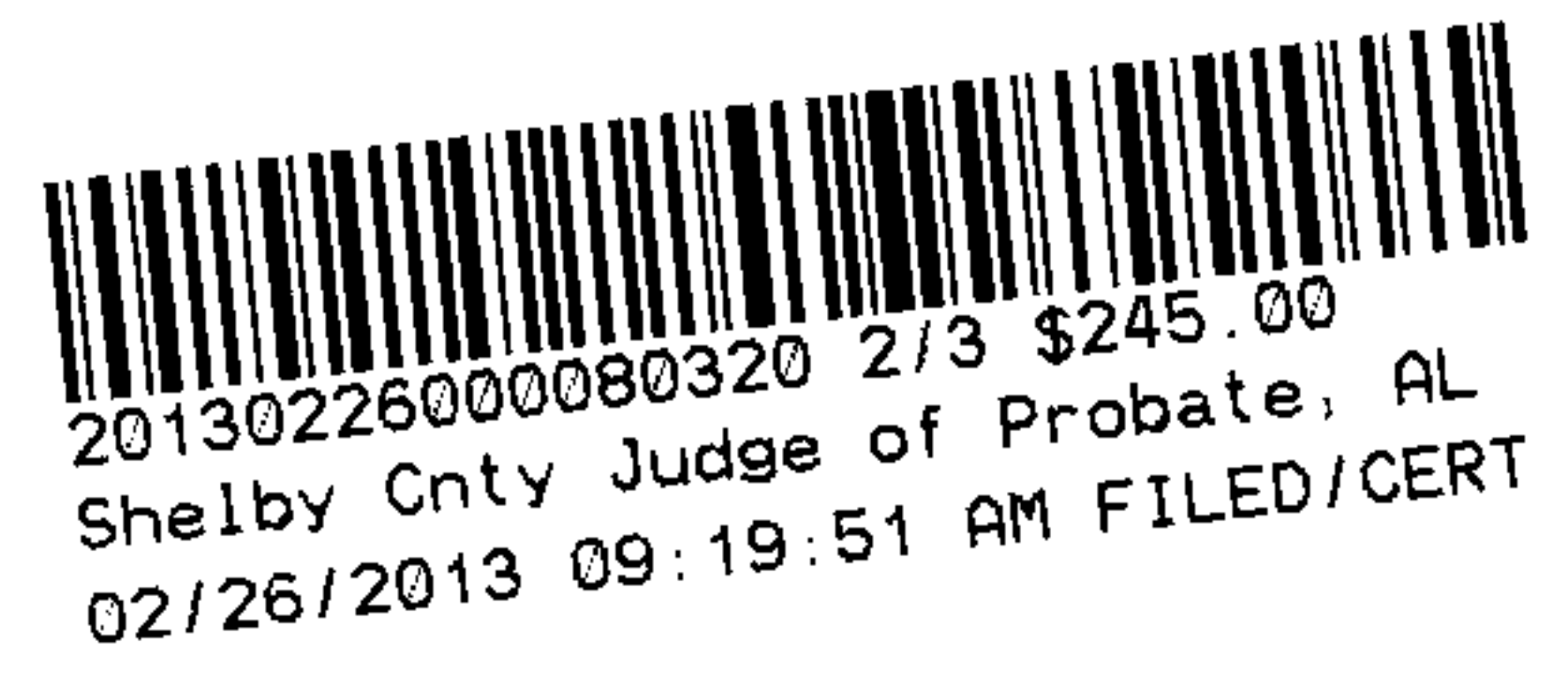
Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 11th day of December, 2012.

  
Sabrina Ward Hayes

  
John Samuel Hayes, Jr.

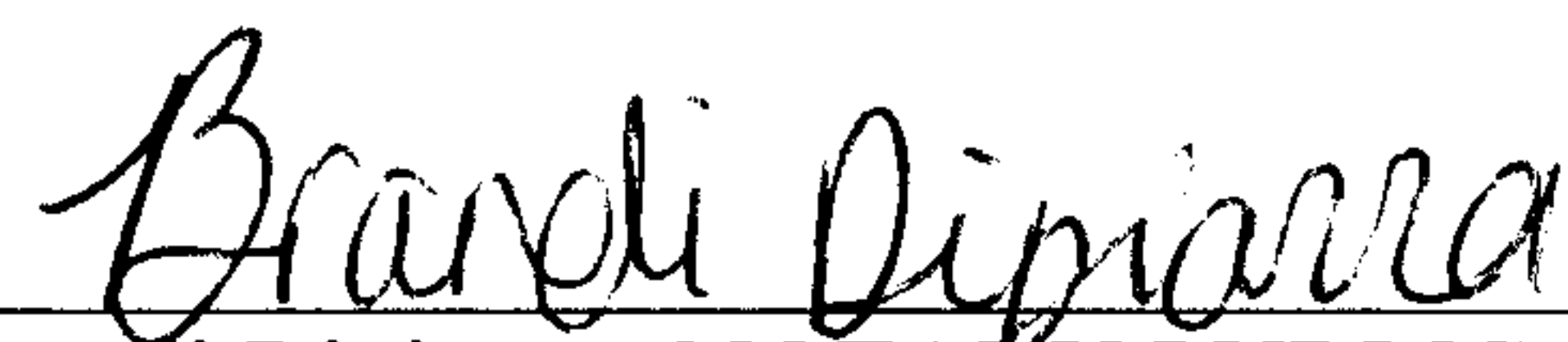


**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, Brandi Dipiazza, a Notary Public in and for said County, in said State, hereby certify that Sabrina Ward Hayes and husband, John Samuel Hayes, Jr., whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me 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 official seal of office  
this 11th day of December, 2012.

  
Brandi Dipiazza, NOTARY PUBLIC  
My Commission Expires: 2/7/2016

**This Document Prepared By:**  
John R. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
205-663-0281



### Real Estate Sales Validation Form

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

Grantor's Name Sabrina W. Hayes & John S. Hayes  
Mailing Address 5155 Colonial Park Rd.  
Birmingham, AL 35242

Grantee's Name Hayes Family Trust  
Mailing Address 5155 Colonial Park Rd.  
Birmingham, AL 35242

Property Address 5155 Colonial Park Rd.  
Birmingham, AL 35242

Date of Sale December 11, 2012

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 225,600

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

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 12/11/12

Print Sabrina W. Hayes

Unattested

Sign

Sabrina W. Hayes

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1