


Send tax notice to:

JERRY LEE CLARKE
4704 CHIPPEWA LANE
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013196


20130506000186090 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
05/06/2013 02:03:07 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Eight Thousand and 00/100 Dollars (\$178,000.00) in hand paid to the undersigned, JOHN SAMUEL HAYES AND SABRINA WARD HAYES, TRUSTEES OF THE HAYES FAMILY TRUST DATED DECEMBER 11, 2012 AND ANY AMENDMENTS THERETO (hereinafter referred to as "Grantors") by JERRY LEE CLARKE and JANET K. CLARKE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2, BLOCK 1, ACCORDING TO THE SURVEY OF INDIAN HILLS, SECOND SECTOR, AS RECORDED IN MAP BOOK 4, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. EASEMENT(S), BUILDING LINE(S), AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
4. RESTRICTIONS APPEARING OF RECORD IN SHELBY REAL 231, PAGE 543, AND SHELBY REAL 258, PAGE 193.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED N SHELBY REAL 232, PAGE 227, SHELBY REAL 232, PAGE 264, AND DEED VOLUME 179, PAGE 380.
6. AGREEMENT WITH WATERWORKS OF THE CITY OF PELHAM RECORDED IN DEED VOLUME 229, PAGE 109, AND DEED VOLUME 229, PAGE 112.

\$174,775.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 05/06/2013
State of Alabama
Deed Tax: \$3.50

IN WITNESS WHEREOF, Grantor, THE HAYES FAMILY TRUST DATED
DECEMBER 11, 2012 by JOHN SAMUEL HAYES AND SABRINA WARD HAYES its
TRUSTEES, who are authorized to execute this conveyance, has hereunto set their signatures
and seal on this the 30th day of April, 2013

HAYES FAMILY TRUST

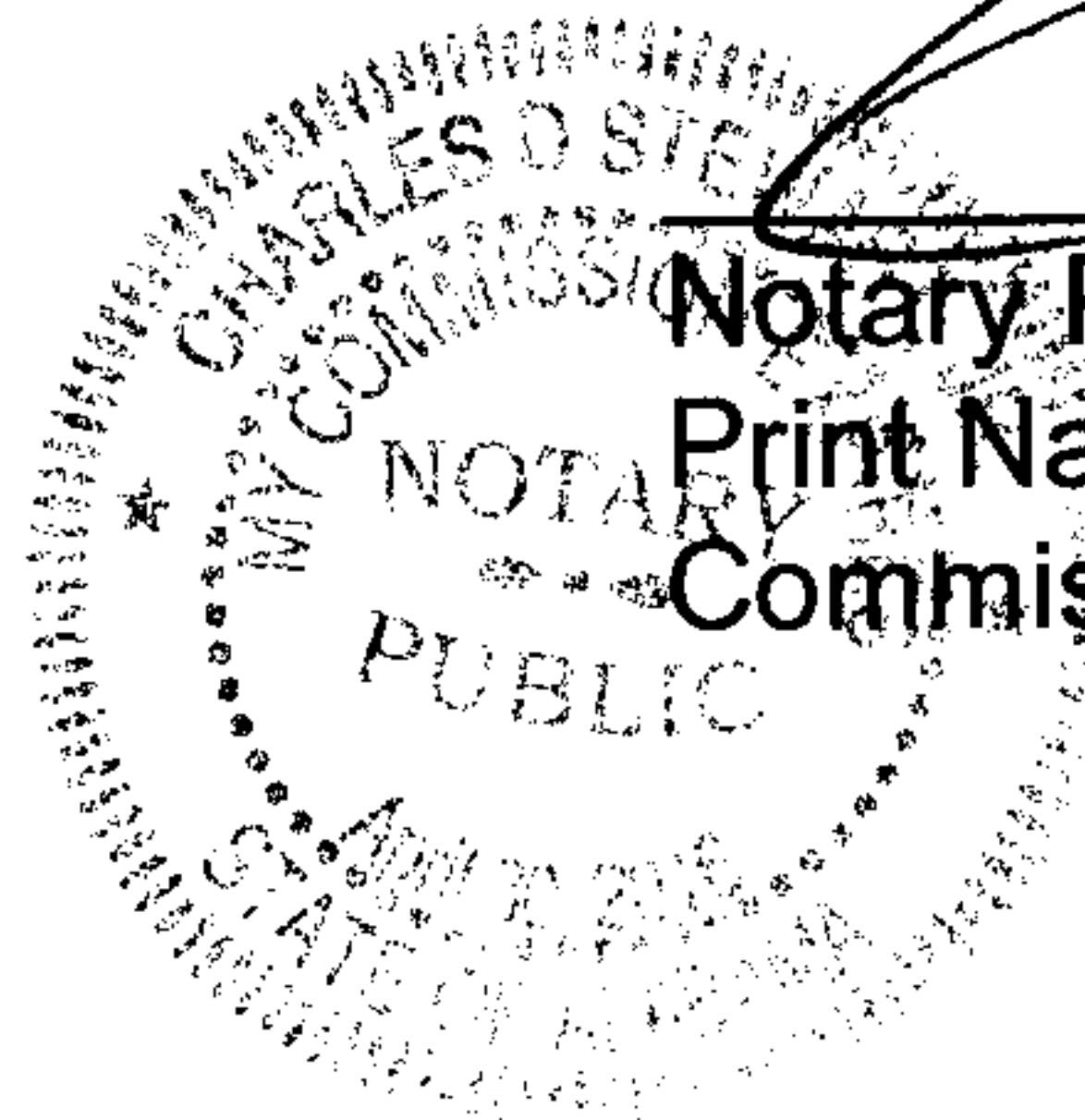
John Samuel Hayes, Trustee
BY: JOHN SAMUEL HAYES, TRUSTEE


Sabrina Ward Hayes, Trustee
BY: SABRINA WARD HAYES, TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that, JOHN SAMUEL HAYES AND SABRINA WARD HAYES,
whose names as Trustees of the Hayes Family Trust dated December 11, 2012
are signed to the foregoing instrument, and who are known to me, acknowledged
before me on this day, that, being informed of the contents of the said instrument,
they as such Trustees and with full authority, executed the same voluntarily for
and as the act of said trust.

Given under my hand and official seal this the 30th day of April, 2013.


Notary Public
Print Name: Charles D. Stearns Jr.
Commission Expires: 4-30-10


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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Hayes Family Trust
- 5155 Colonial Park Rd.
B'ham, AL 35242

Grantee's Name

Jerry Lee Clark
4704 Chippewa Ln
Pell AL 35124

Property Address

4704 Chippewa Ln
Pell AL 35124

Date of Sale

4-30-13

Total Purchase Price \$

178,000

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

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 4-30-13

Print

Jerry Lee Clarke

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 30 DAY OF April, 2013.

COUNTY OF SHELBY



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NOTARY PUBLIC