


Send tax notice to:  
HOWARD D. HAYS  
1056 RIVERCHASE COVE  
HOOVER, AL, 35244

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, AL 35242

STATE OF ALABAMA  
Shelby COUNTY

2014127

**WARRANTY DEED**

  
20140403000096100 1/2 \$270.00  
Shelby Cnty Judge of Probate, AL  
04/03/2014 01:29:24 PM FILED/CERT

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Two Thousand Seven Hundred Fifty and 00/100 Dollars (\$252,750.00) **the amount which can be verified in the Sales Contract between the two parties** to the undersigned, JAMES H. COLLIER, JR., TRUSTEE OF THE JAMES & FRANCES COLLIER TRUST DATED DECEMBER 4, 2013 AND ANY AMENDMENTS THERETO **whose mailing address is:**  
3936 Cannock Drive, Birmingham AL 35242 (hereinafter referred to as Grantors) in hand paid by HOWARD D. HAYS and MYRA K. HAYS **whose mailing address is: 1056 RIVERCHASE COVE HOOVER, AL 35244** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 15, ACCORDING TO THE SUREY OF RIVERCHASE COVE, AS RECORDED IN MAP BOOK 19, PAGE 109, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2014.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, THE JAMES & FRANCES COLLIER TRUST DATED DECEMBER 4, 2013 by JAMES H. COLLIER, JR its TRUSTEE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 31st day of March, 2014.

Shelby County, AL 04/03/2014  
State of Alabama  
Deed Tax: \$253.00

THE JAMES & FRANCES COLLIER TRUST  
DATED DECEMBER 4, 2013

  
JAMES H. COLLIER, JR., TRUSTEE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES H. COLLIER, JR, whose names as TRUSTEE of THE JAMES & FRANCES COLLIER TRUST DATED DECEMBER 4, 2013, 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, in their capacity as said TRUSTEE of THE JAMES & FRANCES COLLIER TRUST DATED DECEMBER 4, 2013, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 31st day of March, 2014.

Notary Public  
Print Name: *Charles A. Stewart, Jr.*  
Commission Expires

