

BHM1400620

Send tax notice to:


Richard E. Hayes, Richard T. Hayes
and April Janell Owens Hayes
4020 Milner Way
Hoover, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED


20141204000381210 1/3 \$121.00
Shelby Cnty Judge of Probate, AL
12/04/2014 11:23:45 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety Thousand and 00/100 Dollars (\$390,000.00) in hand paid to the undersigned **Dean A. Celia and Dolores Celia, Husband and Wife** (hereinafter referred to as "Grantors"), by **Richard E. Hayes and Richard T. Hayes and April Janell Owens Hayes** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 111, according to the Final Record Plat of Greystone Farms, Milner's Crescent Sector, Phase 2, as recorded in Map Book 21, Page 33, in the Probate Office of Shelby County, Alabama.

****IT IS HEREBY RECOGNIZED AND ACCEPTED BY ALL GRANTEES THAT THE FRACTIONAL INTEREST IN THE PROPERTY SHALL BE AS FOLLOWS: 52% to Richard E. Hayes, 24% to Richard T. Hayes and 24% to April Janell Owens Hayes.****

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

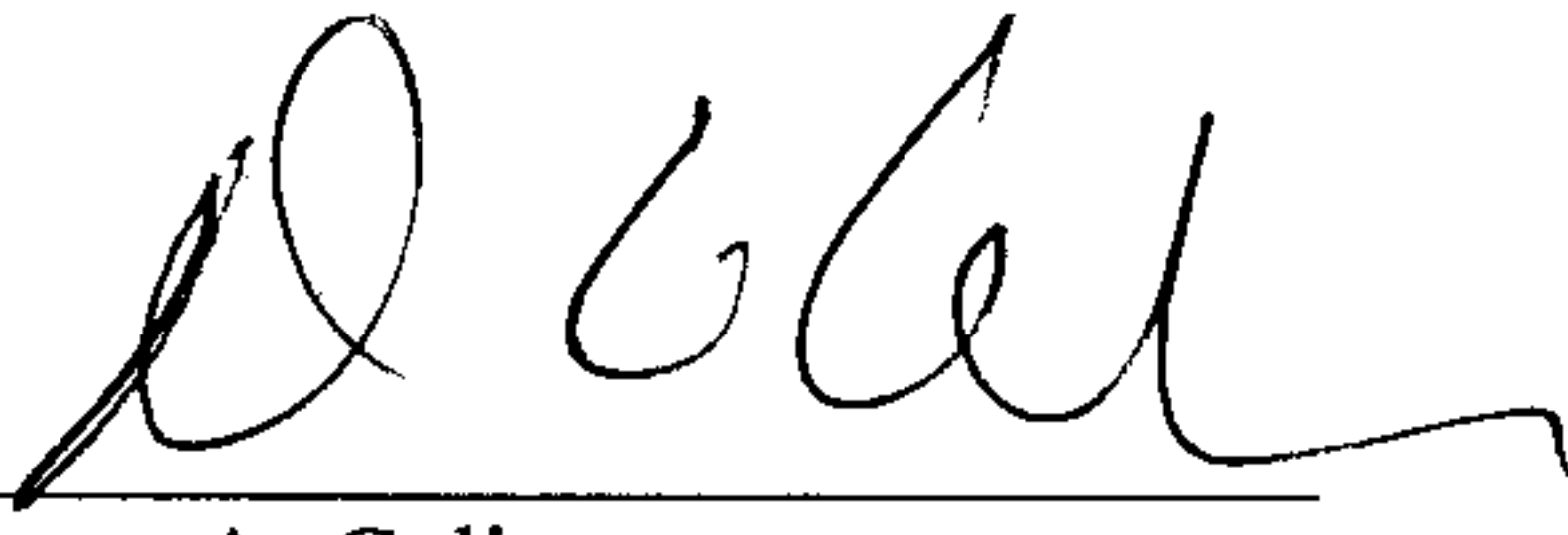
\$290,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/04/2014
State of Alabama
Deed Tax: \$100.00

IN WITNESS WHEREOF, Grantors Dean A. Celia and Dolores Celia have hereunto set their signatures and seals on November 25, 2014.


Dean A. Celia

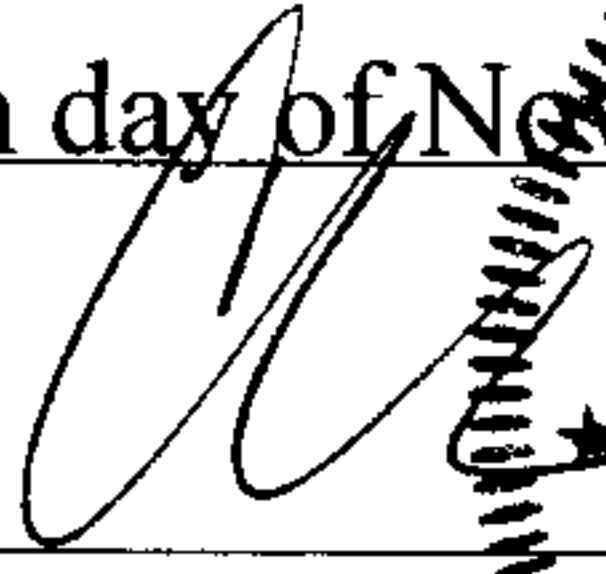

Dolores Celia

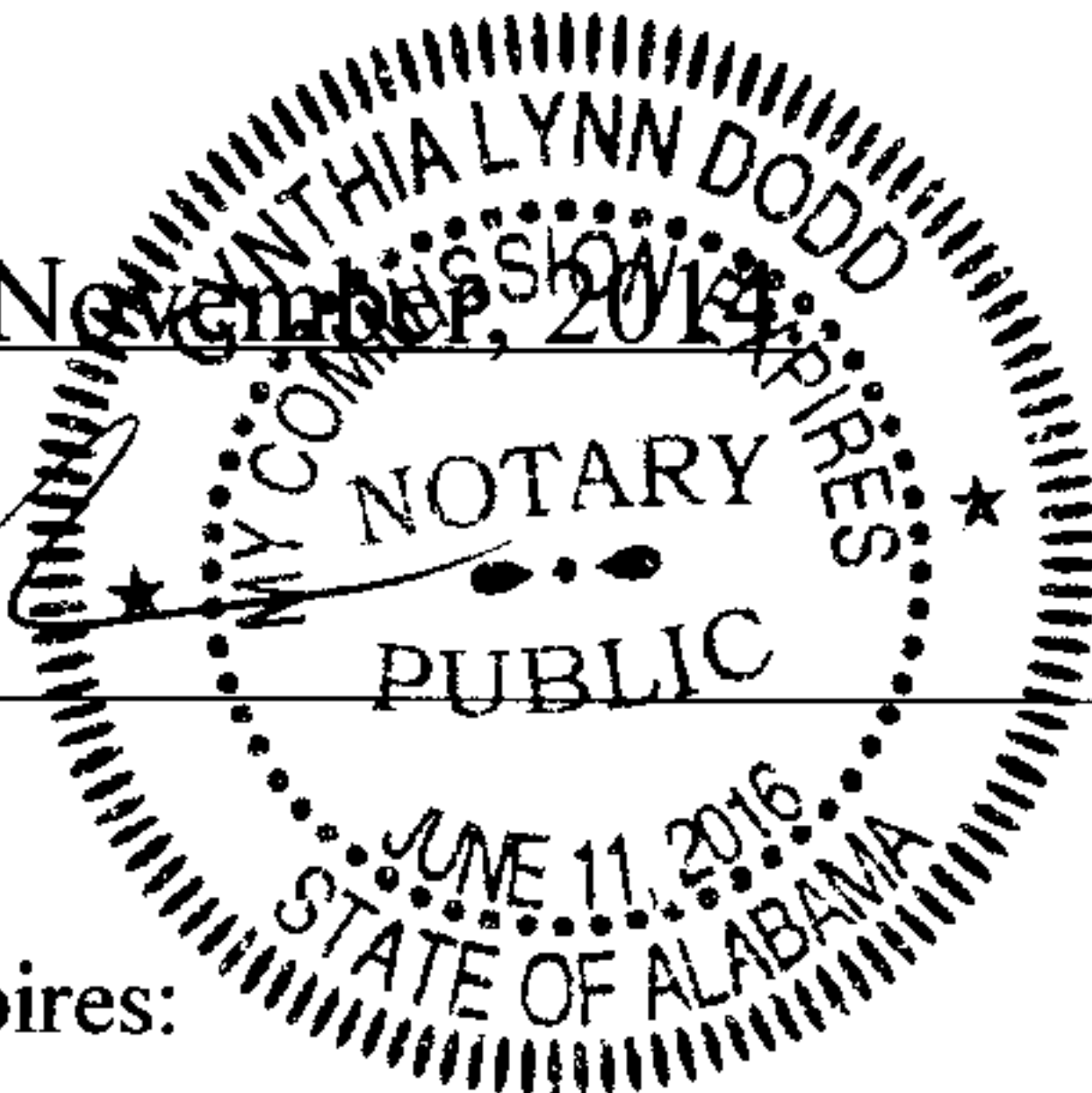
STATE OF ALABAMA
COUNTY OF JEFFERSON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dean A. Celia and Dolores Celia, whose names are signed to the foregoing instrument, and who iare known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of November, 2014.

(NOTARIAL SEAL)


Notary Public
Print Name:
Commission Expires:




20141204000381210 2/3 \$121.00
Shelby Cnty Judge of Probate, AL
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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 Dean A. Celia
Mailing Address 4020 Milner Way
Hoover, AL
35242

Grantee's Name Richard T. Hayes
Mailing Address 4020 Milner Way
Hoover, AL
35242

Property Address 4020 Milner Way
Hoover, AL
35242

Date of Sale 11-25-14
Total Purchase Price \$ 390,000
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 11/25/14

Print Cynthia Lynn Dodd

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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