

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Billy Gene Hayes
Judith K. Hayes
890 Hwy 467
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF DEKALB)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED SEVEN THOUSAND ONE HUNDRED NINETY DOLLARS AND 00/100 (\$107,190.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Billy Gene Hayes, a married man, (herein referred to as Grantor)** grant, bargain, sell and convey unto **Billy Gene Hayes and Judith K. Hayes, (herein referred to as Grantees)**, the following described real estate, situated in: **Shelby County, Alabama, to-wit:**

See Exhibit "A" Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

Judith K. Hayes and Judith Wright are one in the same person

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of January, 2015


Billy Gene Hayes


Shelby County, AL 01/30/2015
State of Alabama
Deed Tax: \$54.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Billy Gene Hayes**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, 2015.




Notary Public
My Commission Expires: 1-9-2017



20150130000032350 1/3 \$74.00
Shelby Cnty Judge of Probate, AL
01/30/2015 01:41:56 PM FILED/CERT

Exhibit "A" Legal Description

A parcel of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 19 South, Range 2 East, described as follows:


Beginning at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, go North 89 deg. 00 min. 56 sec. West along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 458.37 feet to a point on a curve on the East boundary of Shelby County Highway No. 467, said curve having a central angle of 07 deg. 54 min. 18 sec. and a radius of 2510.22 feet; thence Southwesterly along said curve and said East boundary for 346.33 feet to the point of tangent; thence South 15 deg. 43 min. 12 sec. West along the East boundary of said highway for 7.39 feet; thence South 89 deg. 00 min. 56 sec. East for 576.56 feet to the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North 00 deg. 03 min. 20 sec. East along said East boundary for 335.00 feet to the point of beginning, containing 4.01 acres, more or less.

According to survey of James A. Riggins, Reg. No. 9428, dated June 4, 1989.

Subject to right-of-way easement in favor of Alabama Power Company.

Subject to easements, rights-of-way, restrictions, and all matters of public record.

Less and except oil and gas rights, mineral and mining rights, and all rights incidental thereto.


20150130000032350 2/3 \$74.00
Shelby Cnty Judge of Probate, AL
01/30/2015 01:41:56 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name: Billy Gene Hayes
Mailing Address: 890 Hwy 467, Vincent, AL 35178
Property Address: 890 Hwy 467, Vincent, AL 35178
Grantee's Name: Billy Gene Hayes, Judith K. Hayes
Mailing Address: 890 Hwy 467, Vincent, AL 35178
Date of Sale: 1-30-15
Total Purchase Price or Actual Value: 107,190.00
Assessor's Market Value: 107,190.00 * 1/2 = 53,595

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 (checked) tax value

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 of 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: 1-30-15, Print: Billy Gene Hayes

Unattested, (verified by) AC, Sign: (Grantor/Grantee/Owner/Agent) circle one

