

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
John L. Bangert
Elizabeth A. Bangert
120 Kingsley Crt.
Alabaster, AL 35007

STATE OF ALABAMA **20150223000054840**
COUNTY OF SHELBY **02/23/2015 08:23:29 AM**
 DEEDS 1/3

Know All Men by These Presents: That in consideration of **Two hundred seventy three thousand and no/100 (\$273,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **James L. Hays and Linda F. Hays, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **John L. Bangert and Elizabeth A. Bangert** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$273,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

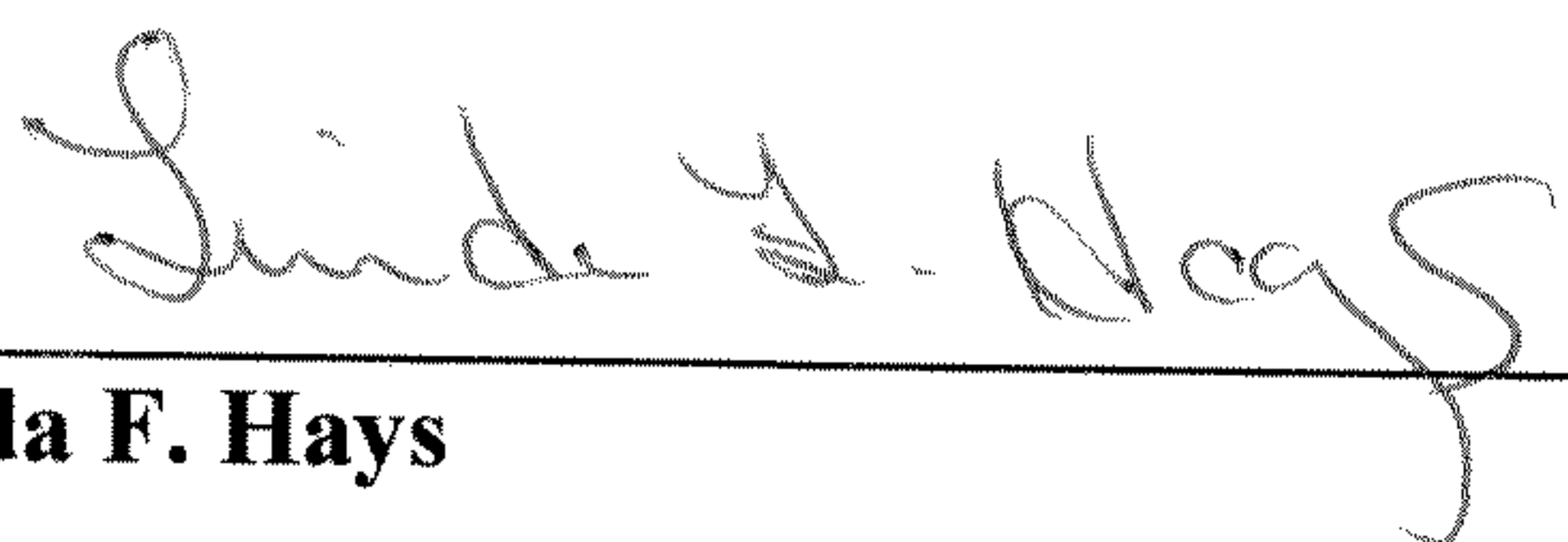
To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of February, 2015.



James L. Hays



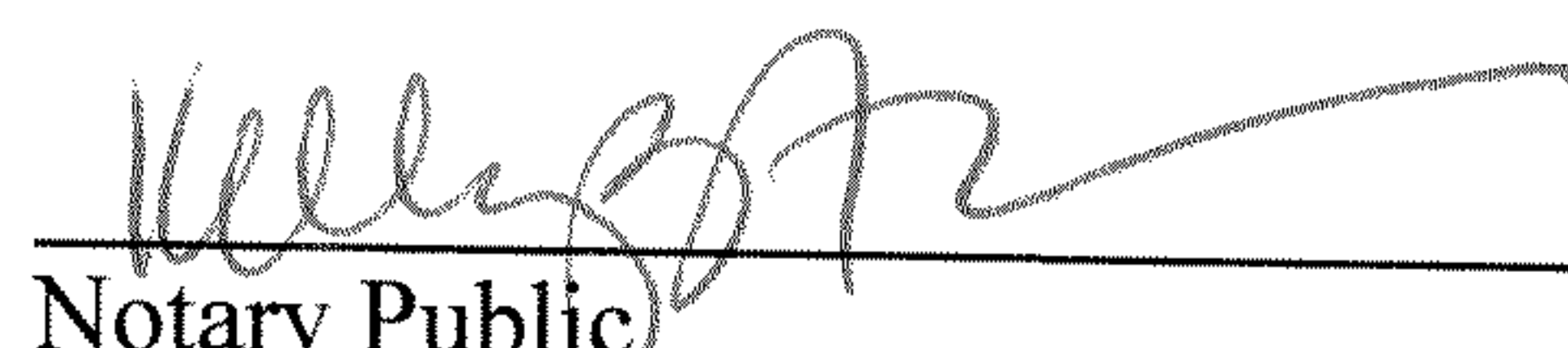
Linda F. Hays

STATE OF ALABAMA
COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **James L. Hays and Linda F. Hays, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of February, 2015.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 21, 2018



Notary Public
My Commission Expires: 10-21-2018

EXHIBIT "A"

The land referred to in this Commitment is described as follows:

Lot 45, in Block 2, according to the Survey of Norwick Forest, Third Sector, Second Phase, as recorded in Map Book 23, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama, and part of Lot 46, being more particularly described as follows:

A parcel of land being a part of Lot 46, Block 2, Norwick Forest, Third Sector, Second Phase, as recorded in Map Book 23, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the Northernmost corner of said Lot 46, Block 2, said point being at the NE corner of Lot 45, Block 2, in said Norwick Forest, Third Sector, Second Phase, and also on the SW right of way line of Kingsley Court, in said Norwick Forest, Third Sector, Second Phase; thence run in a Southwesterly direction along the NW line of said Lot 46, Block 2, and also along the SE line of said Lot 45, Block 2, for a distance of 192.83 feet to a point on the Westernmost corner of said Lot 46, Block 2, and also at the Southernmost corner of said Lot 45, Block 2; thence turn an angle to the left of 79°04'43" and run in a Southeasterly direction along the SW line of said Lot 46, Block 2, and also along the NE line of Lot 30, Block 2, in said Norwick Forest, Third Sector, Second Phase for a distance of 58.26 feet to a point; thence turn an angle to the left of 100°08'07" and run in a Northeasterly direction for a distance of 202.45 feet to a point on the SW right of way line of said Kingsley Court; thence turn an angle to the left of 89°21'09" and run in a Northwesterly direction along the SW right of way line for a distance of 55.00 feet to a point on a curve to the left, having a central angle of 01°30'26" and a radius of 190.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 5.00 feet to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name James L. Hays
Mailing Address Linda F. Hays
111 Leland Ct.
Dothan, AL 36303

Grantee's Name John L. Bangert
Mailing Address Elizabeth A. Bangert
120 Kingsley Crt
Alabaster, AL 35007

Property Address 120 Kingsley Crt
Alabaster, AL 35007

Date of Sale 2/12/15
Total Purchase Price \$ 273,000.00

or
Actual Value \$

or
Assessor's Market Value \$

20150223000054840

02/23/2015 08:23:29 AM

DEEDS 3/3

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).

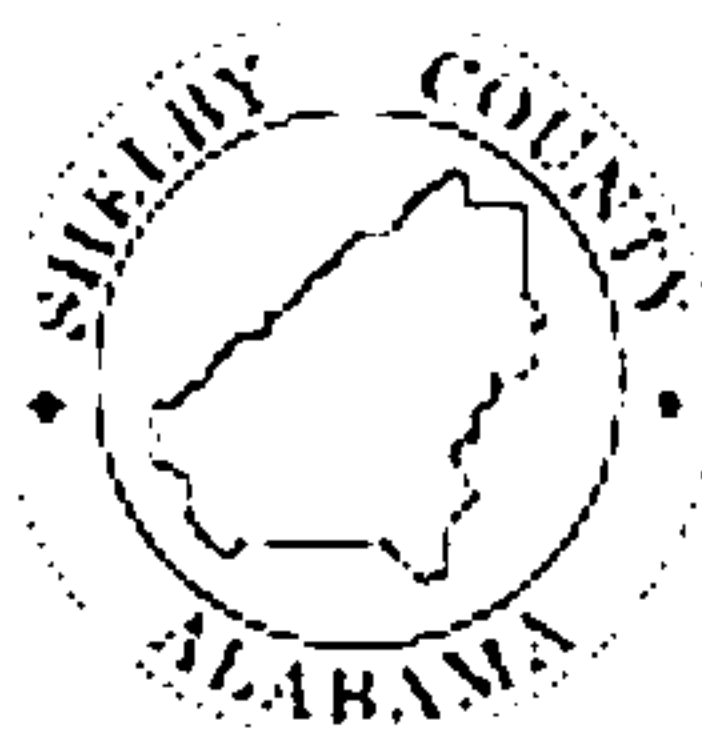
Date 2/12/15

Print Kelly B. Furgerson

Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/23/2015 08:23:29 AM
\$21.00 CHERRY
20150223000054840

