

This instrument was prepared by: David P. Condon, P.C. 100 Union Hill Drive Suite 200 Birmingham, AL 35209

Send tax notice to: Danny H. Haynes 308 Grande View Trail Maylene, Alabama 35114

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Forty Thousand and 00/100 Dollars** (\$240,000) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Robin Andrew Nix and his wife Jacqueline G. Nix

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Danny H. Haynes and Paula C. Haynes

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 441, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 4th Addition, as recorded in Map Book 21, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to: (1) 2015 ad valorem taxes not yet due and payable;

(2) all mineral and mining rights not owned by the Grantors; and

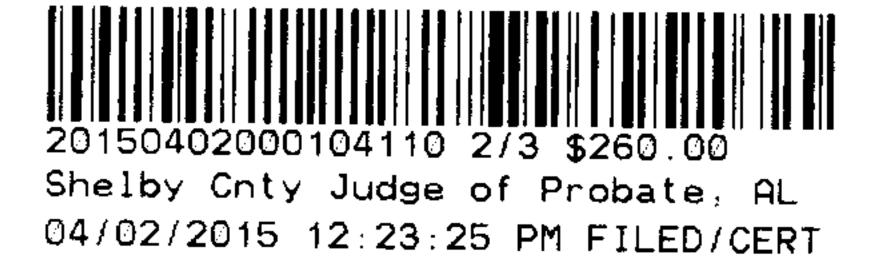
(3) all easements, rights-of-way, restrictions, covenants and

encumbrances of record.

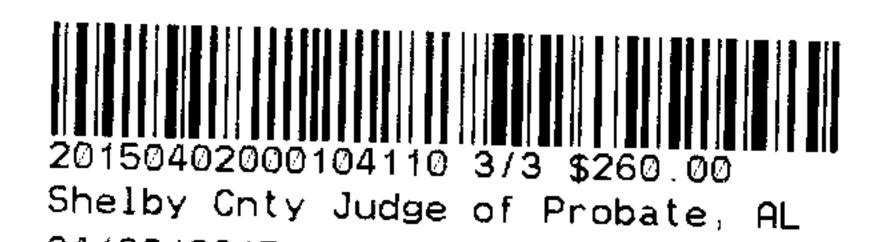
TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/02/2015 State of Alabama Deed Tax: \$240.00



IN WITNESS WHEREOF, we have set our hands and seals, this // day of Jacqueline G. Nix **Robin Andrew Nix** STATE OF I, the undersigned Notary Public in and for said County, in said State, hereby certify that Robin Andrew Nix and Jacqueline G. Nix whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 17 day of Much **Notary Public** My Commission Expires:



04/02/2015 12:23:25 PM FILED/CERT

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accord	lance with Code of Alabama 1975, Section 40-22-1
Grantor Name. Robin Andrew NIX	Date of Sale: March, 2015
Grantor Name: Jacqueline G. Nix	
Mailing Address: 308 Grande View Trail	Total Purchase Price: \$240,000
Maylene, Alabama, 35114	Or
	Actual Value: \$
Property Address: 308 Grande View Trail	Or
Maylene, Alabama, 35114	Assessor's Market Value: \$
Grantee Name: Danny H. Haynes Grantee Name: Paula C. Haynes Mailing Address: 308 Grande View Trail Maylene, AL, 35114 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)	
Sales Contract	ther
_XX_Closing Statement	
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.	
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.	
f 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 Section 40-22-1 (h).	
attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I urther understand that any false statements claimed on this form may result in the imposition of the penalty indicated Code of Alabama 1975 Section 40-22-1 (h).	
Date: Print:	Bobin Andrew Vix
Unattested Sign: /	late (1 molfins) //m/
(verified by)	rantor Grantee/Owner/Agent) circle one