



20150529000177200 1/3 \$176.00
Shelby Cnty Judge of Probate, AL
05/29/2015 08:54:55 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
JONATHAN HAYES and wife, KATHERINE HAYES
325 BRANDY LANE
HARPERSVILLE, ALABAMA 35078

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FIFTY SIX AND NO/100 DOLLARS (\$156,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, TERRY NATHAN RIDDLE and wife, APRIL RIDDLE, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto JONATHAN HAYES and wife, KATHERINE HAYES, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 18, according to the Map and Survey of Clearview Estates, Second Sector, as recorded in Map Book 23 Page 163, in the Office of the Judge of Probate of Shelby County, Alabama.


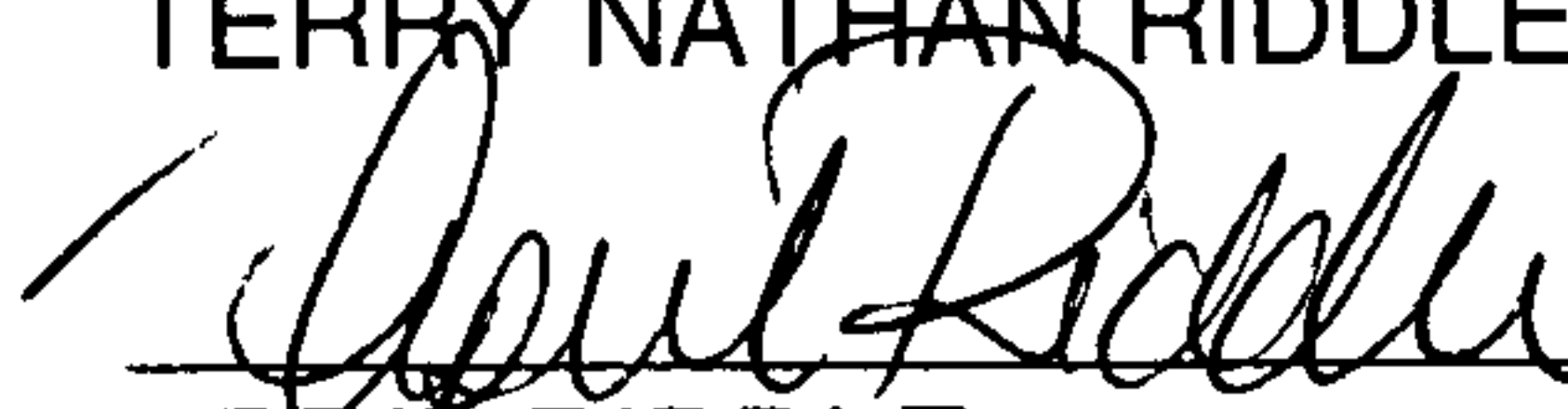
SUBJECT TO:


1. Taxes for the year 2015, which are a lien but not yet due and payable until October 1, 2015.
2. Restrictive Covenants, if any.
3. A 30 foot building setback line from Brandy Lane as recorded in Map Book 23 Page 163 in the Probate Office.
4. A 10 foot drainage and utility easement along the northerly side of lot as shown on recorded Map Book 23 Page 163 in the Probate Office.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19TH day of MAY, 2015.


TERRY NATHAN RIDDLE

APRIL RIDDLE


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STATE OF ALABAMA
COUNTY OF TALLADEGA

I, the undersigned, a notary public in and for said county, in said state, hereby certify that TERRY NATHAN RIDDLE and wife, APRIL RIDDLE, 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 19TH day of MAY, 2015.


NOTARY PUBLIC
My Commission Expires: 10/31/2015

Grantor's Name:
TERRY NATHAN RIDDLE and wife, APRIL RIDDLE
Mailing Address:
325 BRANDY LANE
HARPERSVILLE, ALABAMA 35078


Property Address:
325 Brandy Lane
Harpersville, AL 35078

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
JONATHAN HAYES and wife, KATHERINE HAYES
Mailing Address:
325 BRANDY LANE
HARPERSVILLE, ALABAMA 35078

Date of Sale: MAY 19TH, 2015
Total Purchase Price: \$156,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


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