

## Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR

~~Know all Men by these Presents:~~ That, in consideration of One Hundred Sixty Thousand and No/100ths Dollars (\$160,000.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **MICHAEL KYLE HAYNES, an unmarried person** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **JARED M. HAWKINS AND MARTHA J. HAWKINS** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

**Parcel I:**

A part of the South 1/2 of the NW 1/4 of Section 10, Township 20 South, Range 2 West, Shelby County, Alabama, being further described as follows:

Commence at the SE corner of the SW 1/4 of the NW 1/4 of said Section 10 and run in a Northerly direction along the East line of said 1/4-1/4 section for a distance of 448.34 feet to the point of beginning; thence turn an angle to the right of 93 deg. 27 min. 46 sec. and run in an Easterly direction for a distance of 115.80 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 59 deg. 06 min. 49 sec. and run in a Northeasterly direction for a distance of 100.48 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 51 deg. 43 min. 53 sec. and run in a Northwesterly direction for a distance of 74.69 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 2 deg. 04 min. 24 sec. and run in a Northwesterly direction for a distance of 53.28 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 72 deg. 09 min. 58 sec. and run in a Westerly direction for a distance of 152.4 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 80 deg. 32 min. 12 sec. and run in a Southwesterly direction for a distance of 83.82 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 5 deg. 27 min. and run in a Southerly direction for a distance of 121.27 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 93 deg. 04 min. 32 sec. and run in an Easterly direction for a distance of 47.66 feet, more or less, to the point of beginning.

Together with a 20 foot easement for ingress/egress and public utilities along the existing driveway servicing the above described property as shown on the survey of Laurence D. Weygand dated August 13, 2010.

Less and except all of Lake Warren and a 15 foot strip of land running continuous around the perimeter of said Lake Warren.

**Parcel II:**

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 10, Township 20 S., Range 2 W., Shelby County, Alabama, and run in a northerly direction for a distance of 305.14 feet to a rebar set by Weygand being the Point of Beginning; thence turn an interior angle to the left of 128° 42' 34" and run in a north easterly direction for a distance of 105.27 feet to a rebar set by Weygand; thence turn an interior angle to the left of 179° 11' 52" and run in a north easterly direction for a distance of 147.85 feet to a rebar set by Weygand; thence turn an interior angle to the right of 69° 25' 01" and run in a north westerly direction for a distance of 57.21 feet to a rebar set by Weygand; thence turn an interior angle to the right of 92° 50' 30" and run in a southwesterly direction for a distance of 60.97 feet to a rebar set by Weygand; thence turn an interior angle to the left of 120° 53' 19" and run in a westerly direction for a distance of 163.46 feet to a rebar set by Weygand; thence turn an interior angle to the right of 93° 04' 32" and run in a southerly direction for a distance of 80.50 feet to a rebar set by Weygand; thence turn an interior angle to the left of 160° 22' 00" and run in a southwesterly direction for a distance of 207.18 feet to a rebar set by Weygand; thence turn an interior angle to the right of 24° 51' 10" and run in a north easterly direction for a distance of 190.52 feet, more or less, to the point of beginning.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Pelham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, taxes and assessments for the year 2015 and all subsequent years, and the following:

1. Rights of others in and to use the easement as set out in Exhibit A herein, as recorded in Inst. #20120927000368380, in the Probate Office of Shelby County, Alabama.

\$ 152,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

**To Have and To Hold** the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

**In Witness Whereof**, the said Grantor has set his hand and seal this 11th day of June, 2015.

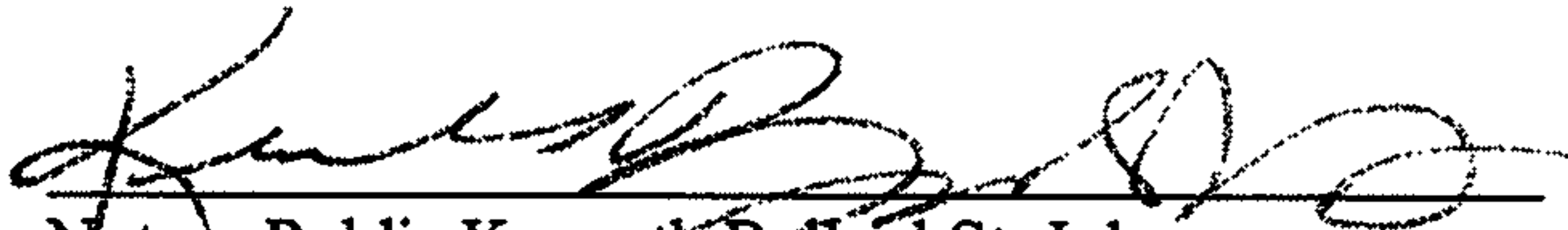
\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
Michael Kyle Haynes {L.S.}

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Michael Kyle Haynes**, 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 seal this 11th day of June, 2015.

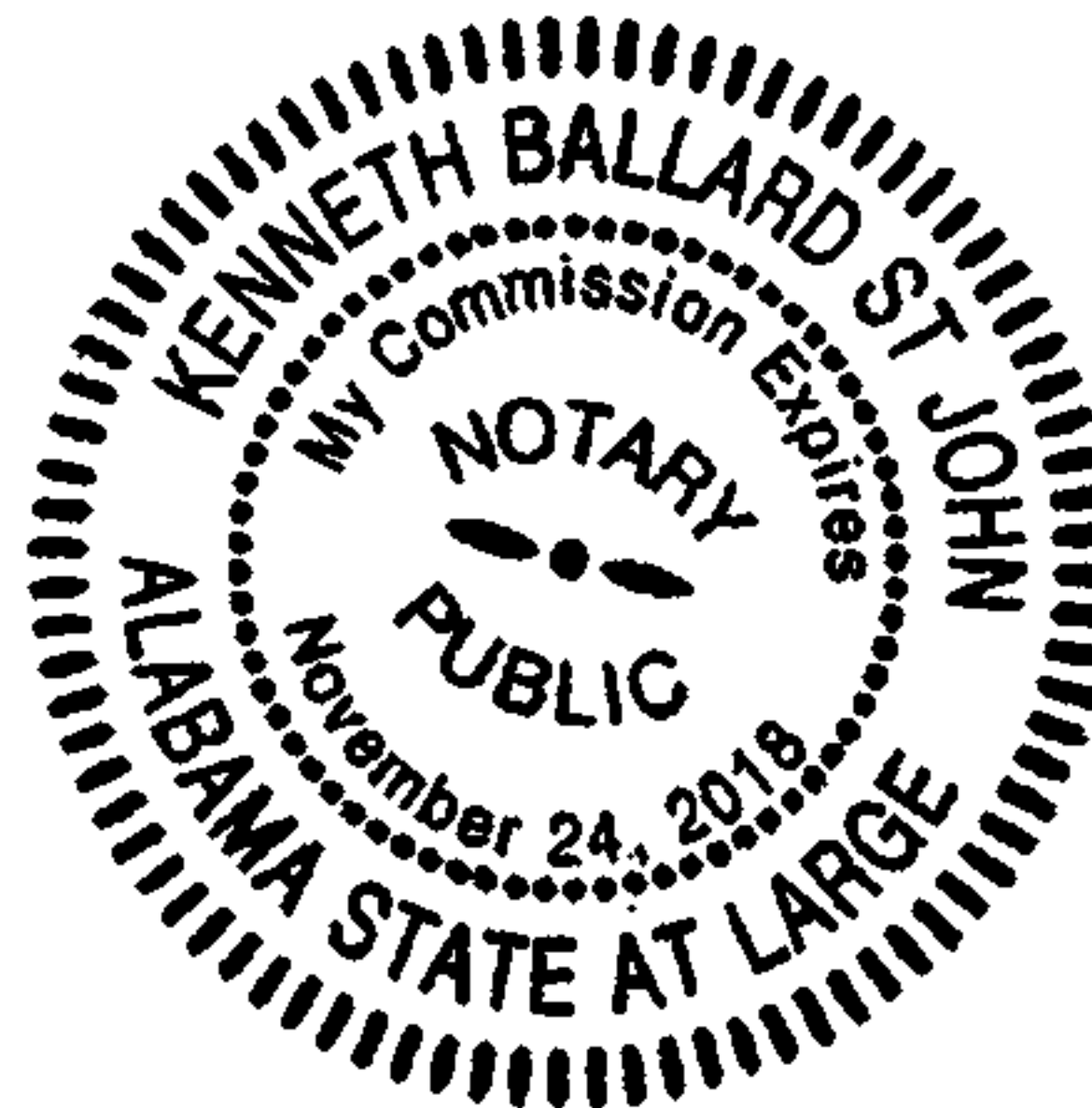
\_\_\_\_\_  
Notary Public Kenneth Ballard St. John  
My commission expires 11/24/2018

**GRANTEES' MAILING ADDRESS:**

6715 Highway 11  
Pelham, AL 35124

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker  
Attorney at law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2015-05-4605



## Real Estate Sales Validation Form

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

Grantor's Name Michael Kyle Haynes  
 Mailing Address 115 Sargeants Lane  
 Sylacauga, AL 35150

Grantee's Name Jared M. Hawkins and Martha J. Hawkins  
 Mailing Address 6715 Highway 11  
 Pelham, AL 35124

Property Address 6715 Highway 11  
 Pelham, AL 35124

Date of Sale 6/11/15  
 Total Purchase Price \$150,000.00  
 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 evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ XXX 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.

## 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 6/11/15

Unattested

Print: Michael Kyle Haynes

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



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 06/16/2015 03:09:46 PM  
 \$28.00 CHERRY  
 20150616000202070

