

This Instrument was Prepared by:

Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Rhiannon Hayes
2009 Phillips Circle
Leeds, AL 35094

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Fifty Four Thousand Five Hundred Dollars and No Cents (\$154,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Heather C. Ruhl, n/k/a Heather R. Maxwell and John Allan Maxwell, wife and husband, whose mailing address is P. O. Box 404, Chelsea, AL 35043** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rhiannon Hayes an unmarried person, whose mailing address is 2009 Phillips Circle, Leeds, AL 35094** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 705 Forest Lakes Drive, Sterrett, AL 35147**; to wit;

LOT 521 ACCORDING TO THE SURVEY OF FOREST LAKES AS RECORDED IN MAP BOOK 34, PAGE 122 A, B & C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$157,653.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2015 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 34, Page 122A, B & C.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .

Easement to Alabama Power Company as recorded in Book 126, Page 191; Book 126, Page 323 and Book 236, Page 829.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 53, Page 262 and Book 331, Page 262.

Easement to Shelby County as recorded in Instrument 1993-03955; Instrument 1993-03957; Instrument 1993-03959; Instrument 1993-03960; Instrument 1993-03961; Instrument 1993-03964; Instrument 1993-03965 and Instrument 1993-03966.

Easement recorded in Instrument 20050204000058230.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of July, 2015.

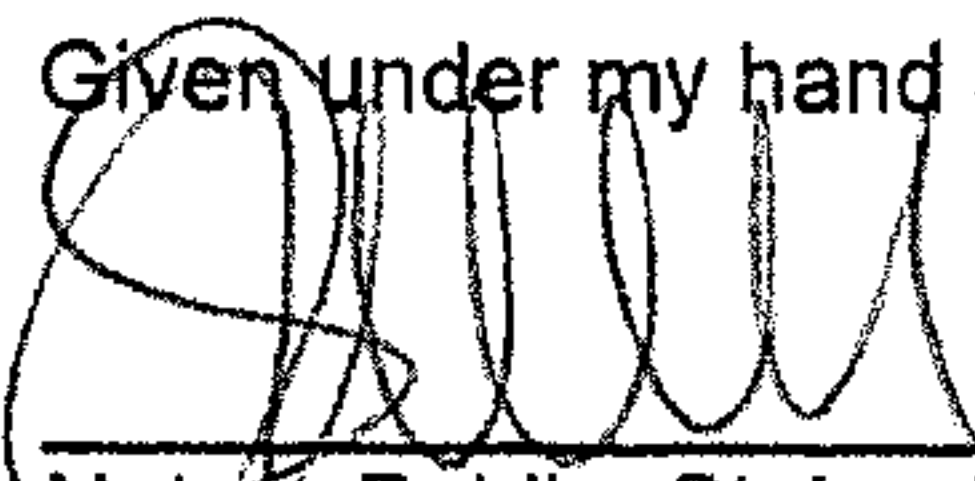

Heather C. Ruhl, n/k/a Heather R. Maxwell


John Allan Maxwell

State of IL
Lake } General Acknowledgment
County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Heather C. Ruhl, n/k/a Heather R. Maxwell and John Allan Maxwell, wife and husband, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of July, 2015.



Notary Public, State of ~~Alabama~~ IL
the undersigned authority
Printed Name of Notary
My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name	Heather C. Ruhl, n/k/a Heather R. Maxwell John Allan Maxwell	Grantee's Name	Rhiannon Hayes
Mailing Address	P. O. Box 404 Chelsea, AL 35043	Mailing Address	2009 Phillips Circle Leeds, AL 35094
Property Address	705 Forest Lakes Drive Sterrett, AL 35147	Date of Sale	July 31, 2015
		Total Purchase Price	\$154,500.00
		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 evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 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 July 30, 2015

Unattested

[Signature]
(verified by)

Print Heather C. Ruhl, n/k/a Heather R. Maxwell

Sign [Signature]
(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
08/07/2015 12:20:51 PM
\$21.00 CHERRY
20150807000273440

[Signature]