

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr.,  
LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:  
Clint Douglass Hayes  
1317 3rd CT SW  
ALABASTER, AL 35007

20160129000029670  
01/29/2016 11:15:53 AM  
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA )  
 )  
SHELBY COUNTY ) KNOWALL MEN BY THESE PRESENTS

That in consideration of \$73,260.00, 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 Clinton Douglass Hayes, a married man and Gregory Thomas Hayes, a married man, as Devisees and Susan Hayes Snell, a married woman, as Devisee and Personal Representative of the Estate of Wilsie Thompson Hayes, Deceased, Probate Case No. 2015-047235, THIS IS NOT THE HOMESTEAD OF THE GRANTORS NOR THEIR SPOUSES, whose mailing address is 266 Shades Crest Rd Hoover AL 35226 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Clinton Douglass Hayes, whose mailing address is 1317 3rd CT SW, Alabaster AL 35007 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 1317 3rd Court SW, Alabaster, AL 35007; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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 persons.

Note; \$0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Clinton Douglass Hayes, a married man and Gregory Thomas Hayes, a married man, as Devisees and Susan Hayes Snell, a married woman, as Devisee and Personal Representative of the Estate of Wilsie Thompson Hayes, Deceased, Probate Case No. 2015-047235, THIS IS NOT THE HOMESTEAD OF THE GRANTORS NOR THEIR SPOUSES has/have hereunto set his/her/their hand(s) and seal(s), this 27th day of January, 2016.




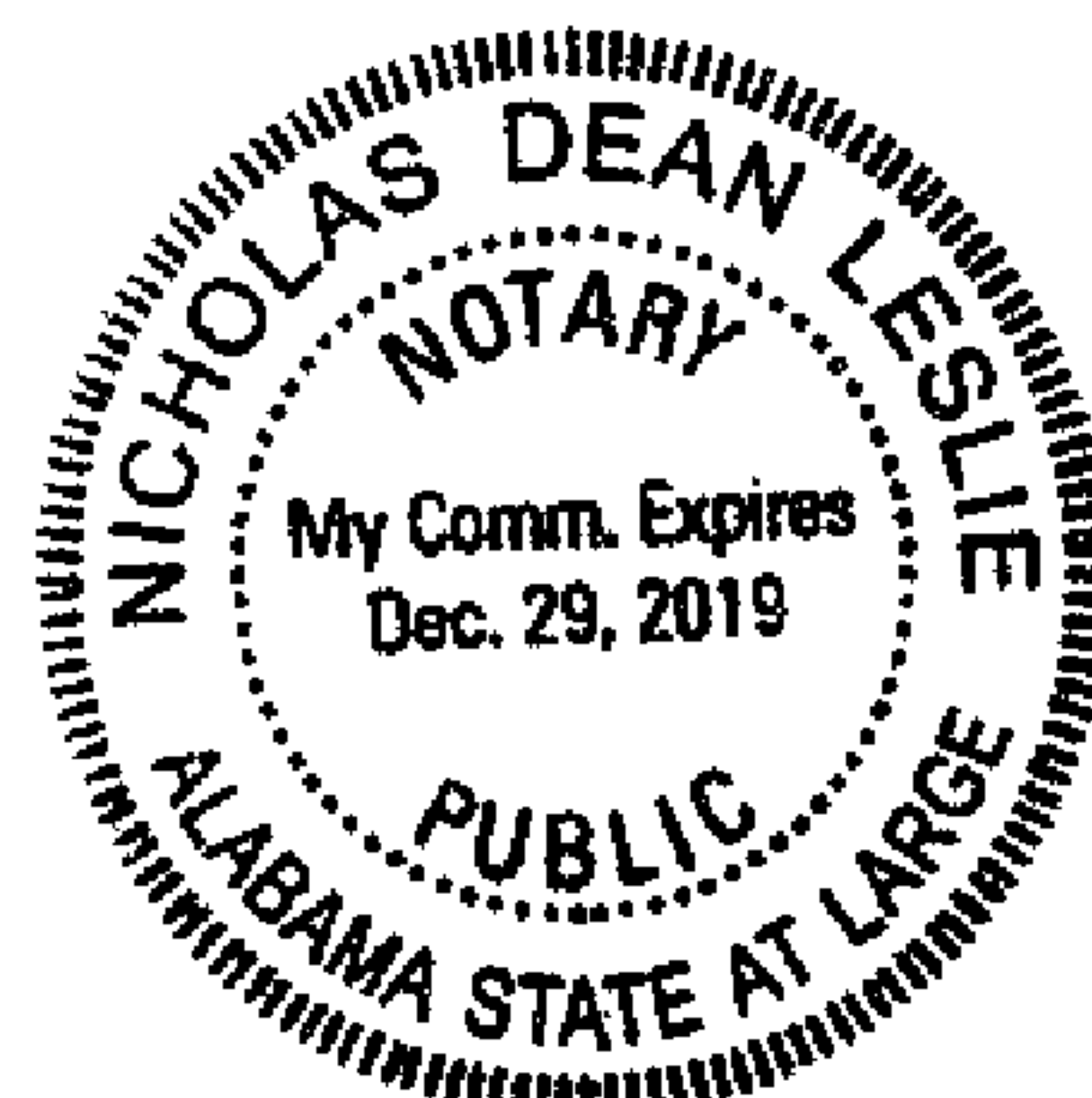
Susan Hayes Snell, Personal Representative  
of the Estate of Wilsie Thompson Hayes

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Susan Hayes Snell whose name as Personal Representative of the Estate of Wilsie Thompson Hayes is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Personal Representative of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 27th day of January, 2016.

  
Notary Public  
Commission Expires: 12-29-19



S15-3465CDF

EXHIBIT "A"  
Legal Description

Lot 37, according to the Survey of a Resurvey of Lots 31,32 and 33 of Kenton Brant Nickerson, as recorded in Map Book 5, Page 88, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/29/2016 11:15:53 AM  
\$90.50 CHERRY  
20160129000029670

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.