


This instrument prepared by:
John Hollis Jackson, Jr.
Jackson & Jackson, LLP
P. O. Box 1818
Clanton, AL 35046


20160801000268520 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
08/01/2016 08:02:32 AM FILED/CERT

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Seventy-Six Thousand Five Hundred and no/100 (\$176,500.00) Dollars to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Nathan Hayes and wife, Sabrina M. Hayes** (herein referred to as grantors), do grant, bargain, sell and convey unto **Troy Lee Leathers, Jr. and wife, Lisa Donette Leathers** (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 38, according to a resurvey of Lots 36, 37, 38 and 40 of Final Plat of Nottingham Phase I, as recorded in Map Book 29, Page 35, in the Probate Office of Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

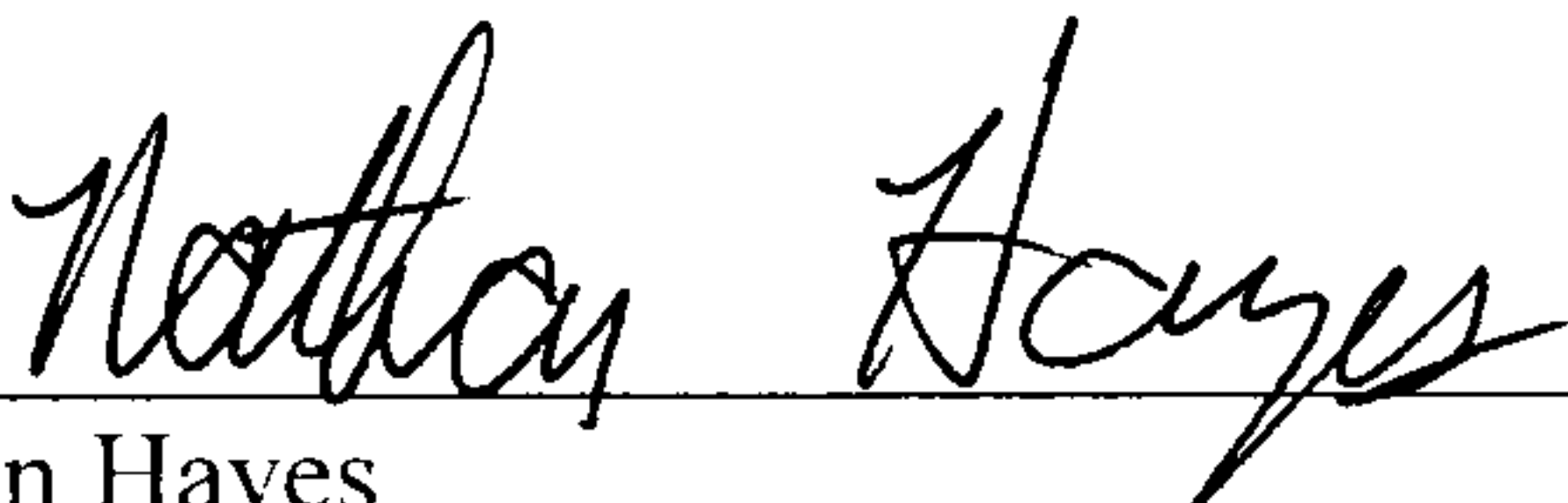
\$167,675.00 of the purchase price stated hereinabove was paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith.

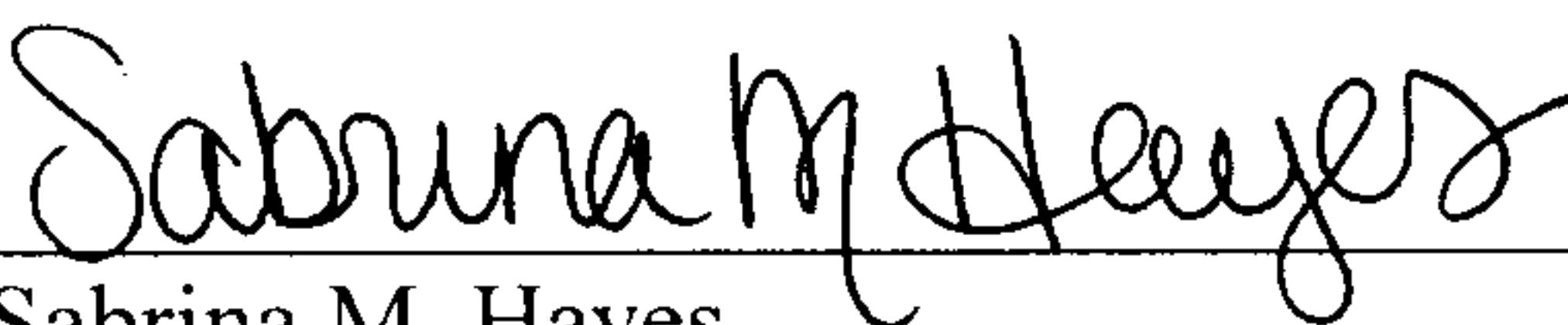
TO HAVE AND TO HOLD to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 it is 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 the 27th day of July, 2016.

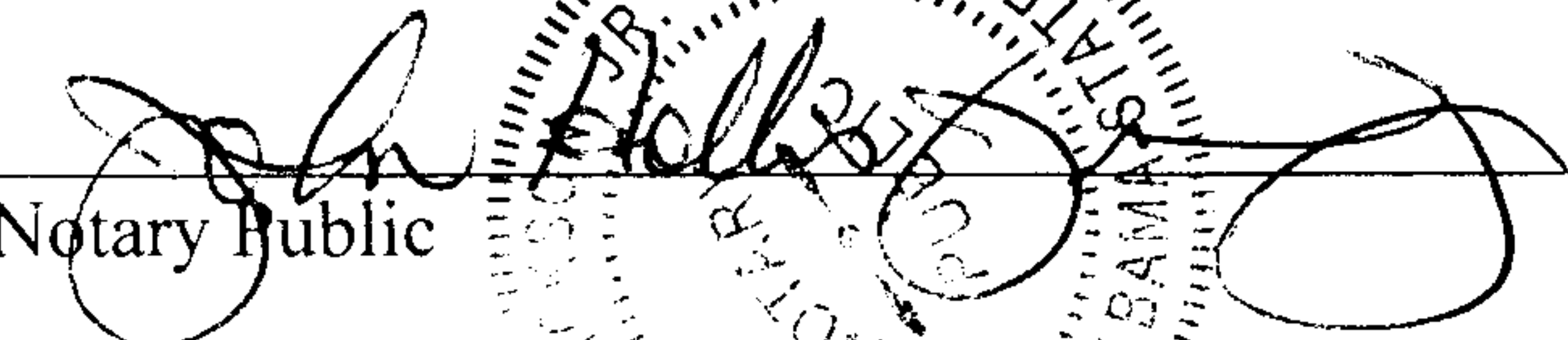
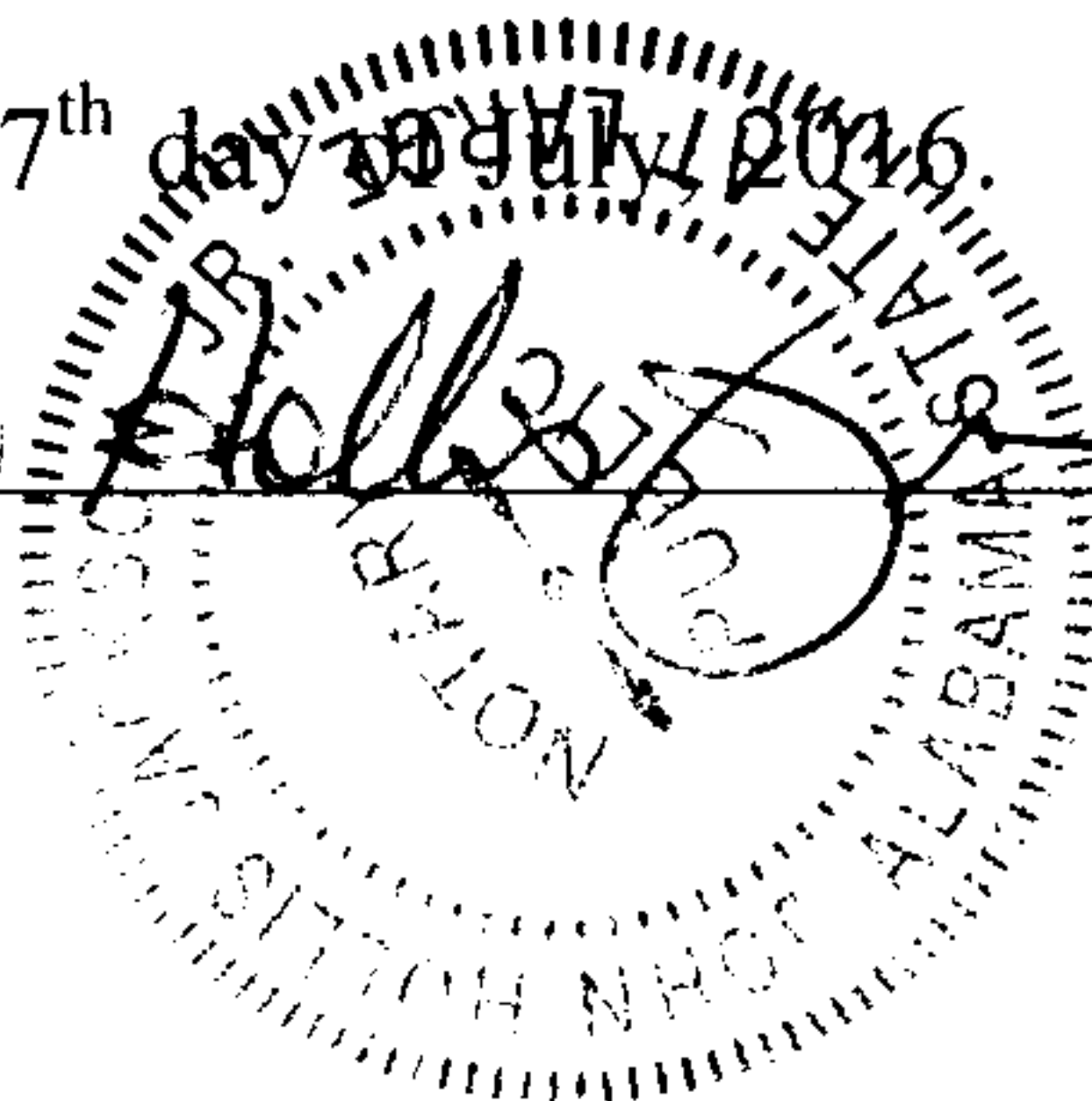

Nathan Hayes


Sabrina M. Hayes

STATE OF ALABAMA
CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nathan Hayes and Sabrina M. Hayes, 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 the 27th day of July, 2016.


Notary Public


Address of Grantee:
105 King Richards Way
Calera, AL 35040

Address of Grantor:
5122 Co Rd 48
Jemison, AL 35085

Property Address:
105 King Richards Way
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Nathan Hayes and
Mailing Address Sabrina M. Hayes
5122 County Road 48
Jemison, AL 35085

Grantee's Name Troy Lee Leathers, Jr. and
Mailing Address Lisa Donette Leathers
105 King Richards Way
Calera, AL 35040

Property Address 105 King Richards Way
Calera, AL 35040

Date of Sale 07/27/2016
Total Purchase Price \$ 176,500.00
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)

- ☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other -
☒ 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

Print John Hollis Jackson, Jr.

Sign John Hollis Jackson, Jr. Attorney
(Grantor/Grantee/Owner/Agent) circle one

by)



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Print Form

Form RT-1