

Prepared by:
Chesley P. Payne
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20163449

Send Tax Notice To:
Reginald E. Haynes Mia Haynes
2318 Highway 36
Chelsea, AL 35043

WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Seventy Five Thousand Dollars and No Cents (\$275,000.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Raul Gomez and Maria Gomez, husband and wife** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Reginald E. Haynes and Mia Haynes** (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

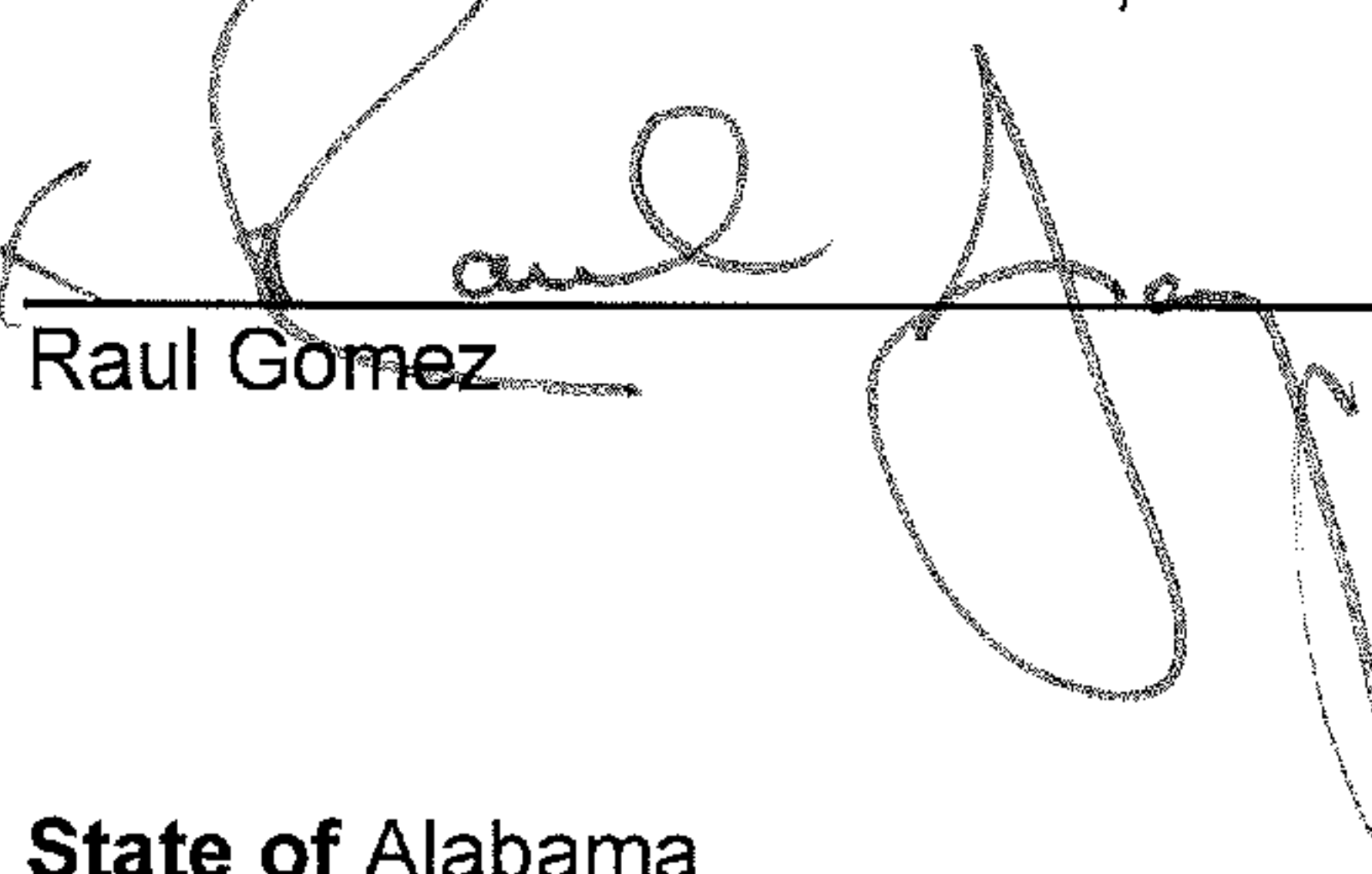
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$261,250.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

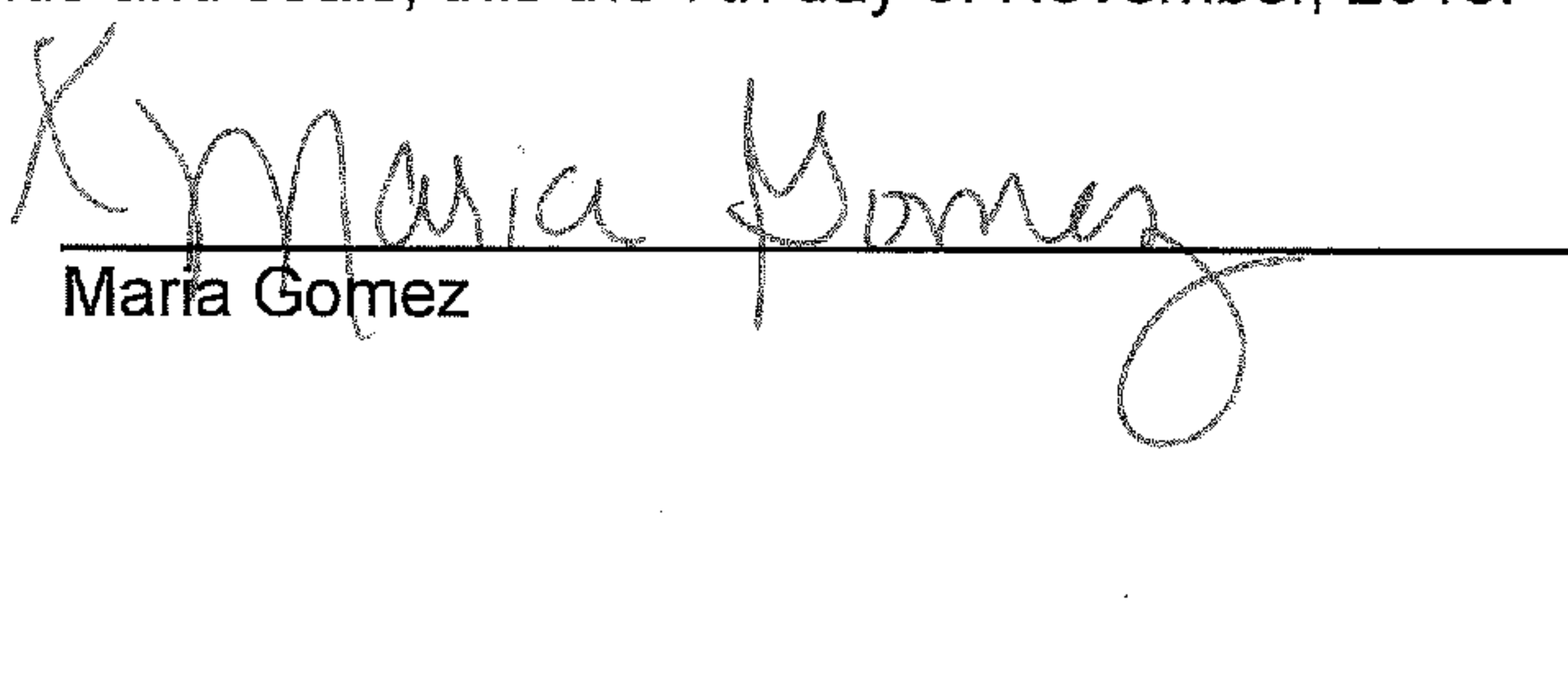
TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have set our hands and seals, this the 7th day of November, 2016.



Raul Gomez

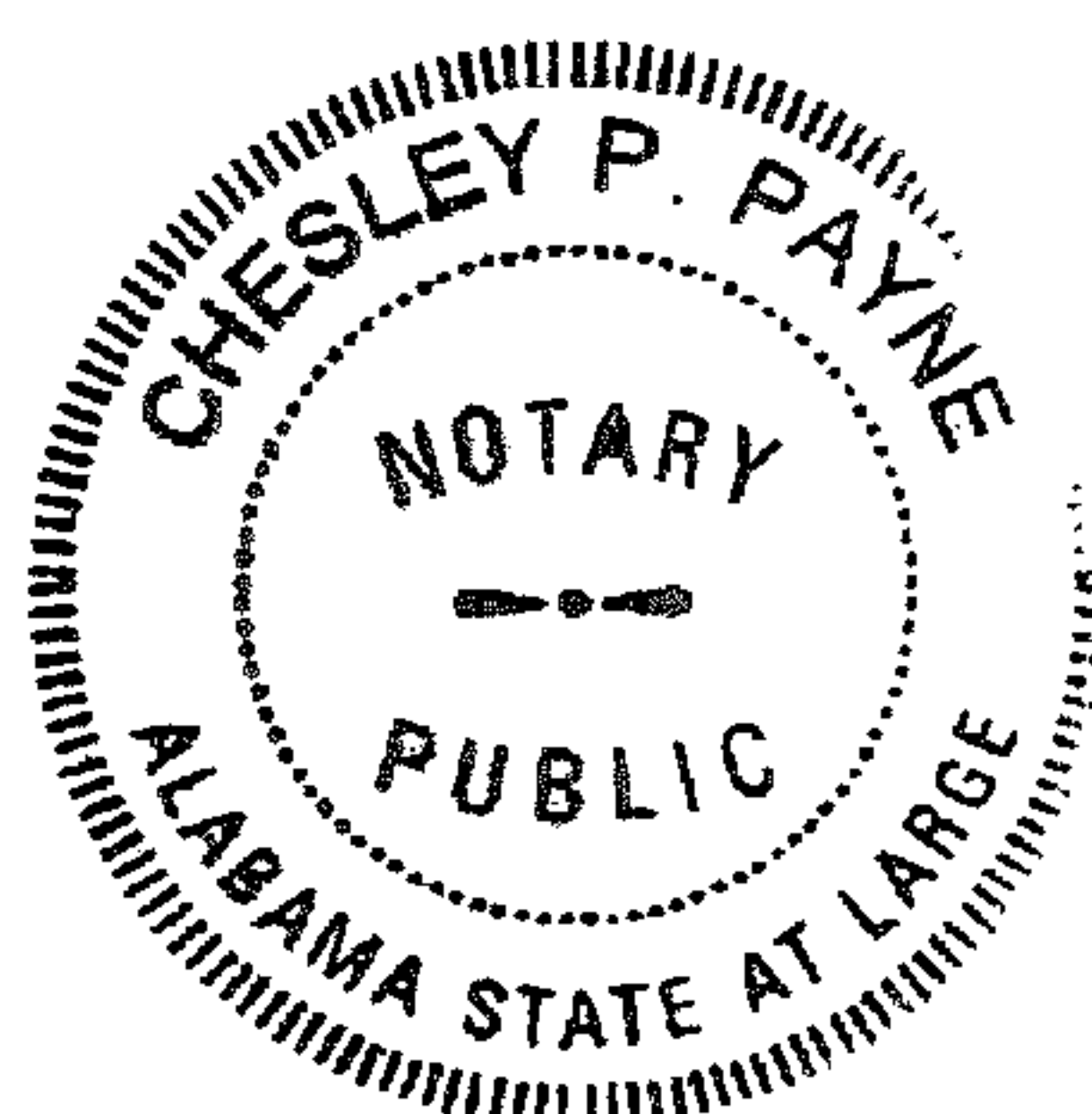


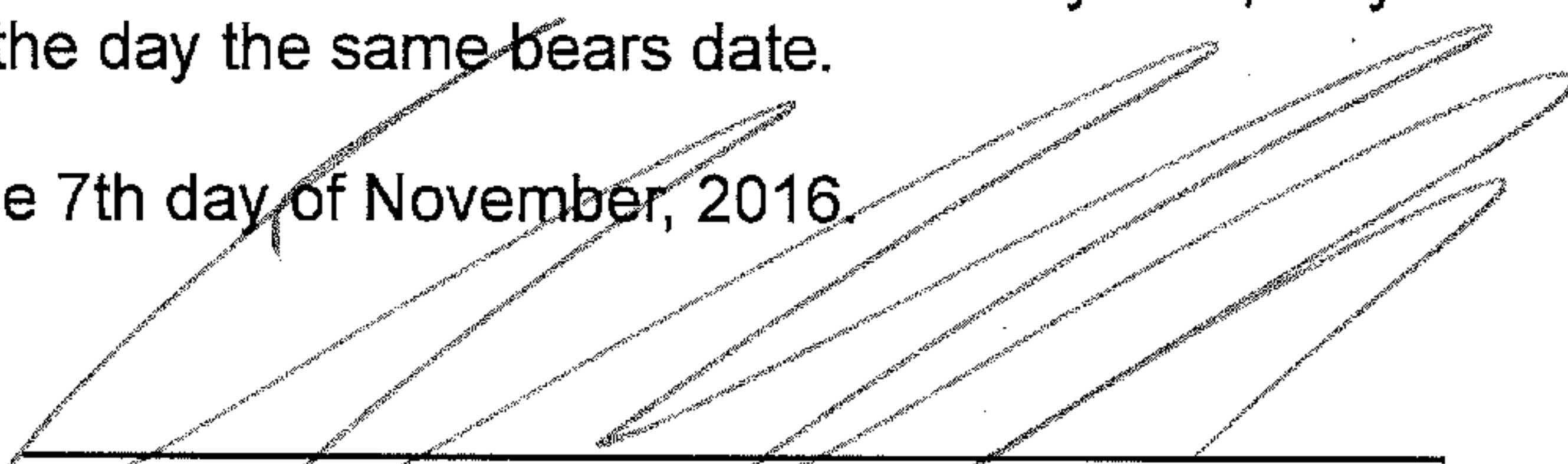
Maria Gomez

State of Alabama
County of Jefferson

I, Chesley P. Payne a Notary Public in and for said County in said State, hereby certify that Raul Gomez and Maria Gomez 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 for and as their act on the day the same bears date.

Given under my hand and official seal this the 7th day of November, 2016.





Notary Public: Chesley P. Payne
My Commission Expires: July 31, 2019

LEGAL DESCRIPTION

Parcel I

Lot 2, according to the Survey of Highlands Cove, as recorded in Map Book 46, Page 4, in the Probate Office of Shelby County, Alabama.

Parcel II

That part of Lot 1, according to the Survey of Highlands Cove, as recorded in Map Book 46, Page 4, and being particularly described as follows:

A Parcel of land situated in the SW 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE Corner of the SW 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama; thence S00°29'36"E along the East line of said 1/4-1/4 section, a distance of 847.55' to the Point of Beginning; thence continue S00°29'36"E, a distance of 98.85'; thence S89°55'27"W, a distance of 100.00'; thence S36°41'36"W, a distance of 260.32'; thence N30°38'08"E, a distance of 289.94'; thence N61°25'47"E, a distance of 121.79' to the Point of Beginning.

Now Known As:

Lot 2-A of the Highlands Cove resurvey as recorded in Map Book 47, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama, being a resurvey of Lots 1 & 2 of Highlands Cove subdivision as recorded under Map Book 46, Page 14.

Real Estate Sales Validation Form

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

Grantor's Name	Raul Gomez Maria Gomez	Grantee's Name	Reginald E. Haynes Mia Haynes
Mailing Address	2318 Highway 36 Chelsea, AL 35043	Mailing Address	2318 Highway 36 Chelsea, AL 35043
Property Address	2318 Highway 36 Chelsea, AL 35043	Date of Sale	November 07, 2016
		Total Purchase Price	\$275,000.00
		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 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.

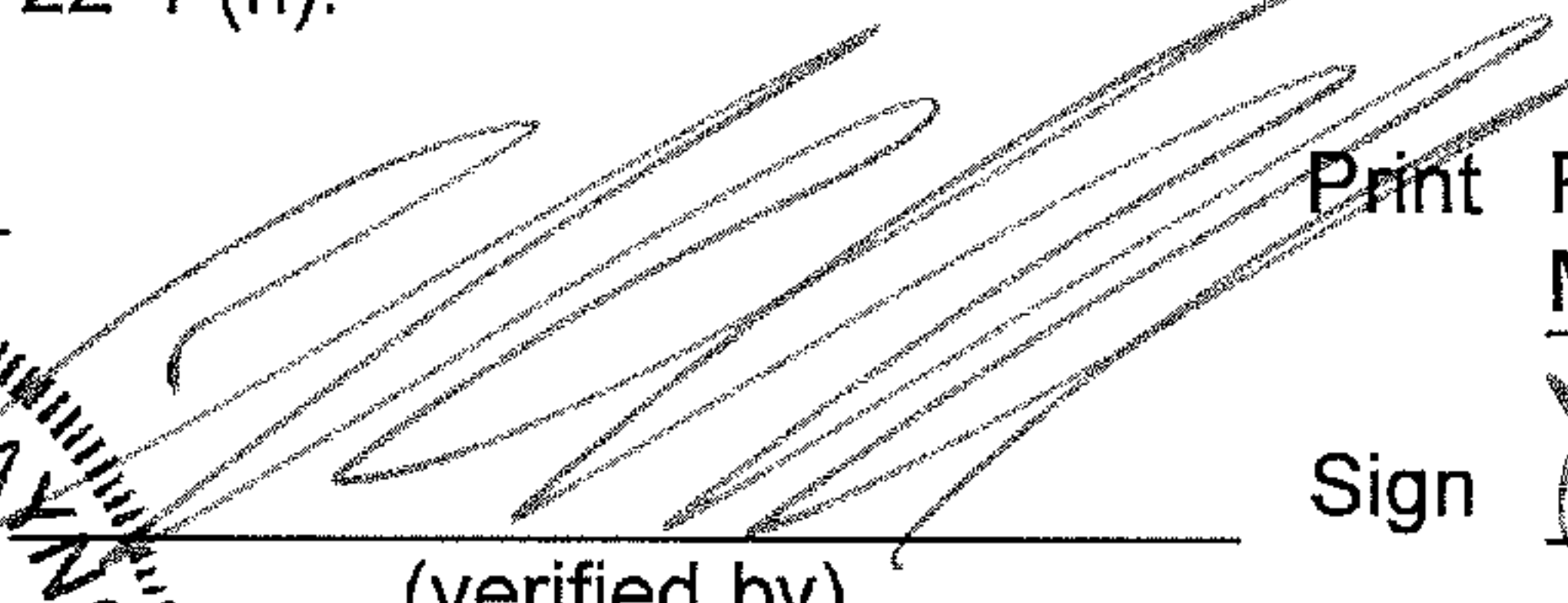
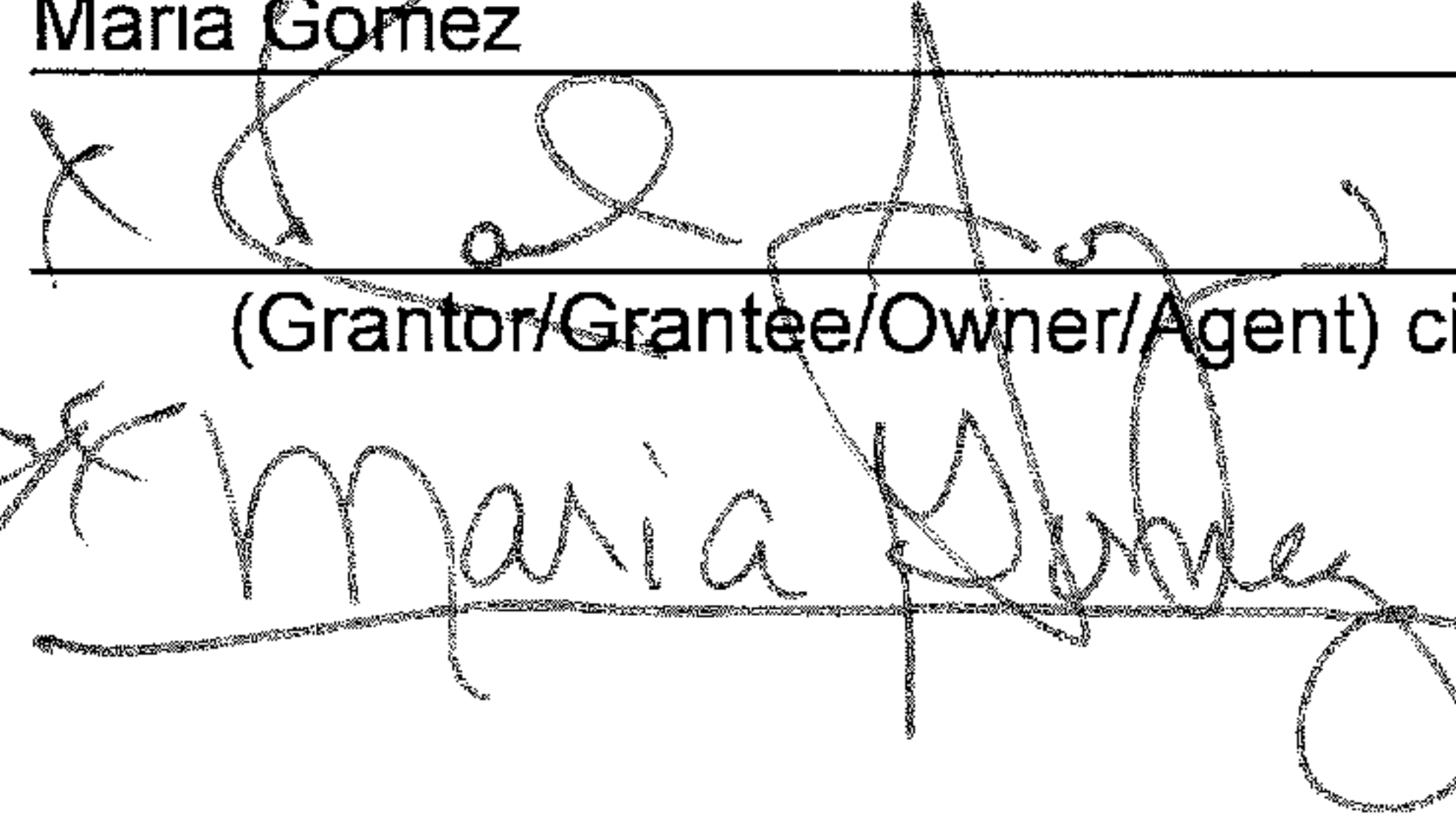
Date of Sale - the date on which interest to the property was conveyed.

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 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	November 07, 2016	Print	Raul Gomez Maria Gomez
Unattested		Sign	
	(verified by)		(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
12/07/2016 10:40:24 AM
\$35.00 CHERRY
20161207000446540