

This instrument was prepared by:  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Carrie Mae Haynes  
700 County Road 213  
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

20161222000467600 1/5 \$239.50  
Shelby Cnty Judge of Probate, AL  
12/22/2016 12:37:21 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten No/00 Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Barbara Mahone, unmarried; Robert Earl Haynes, Jr., married; Tommy C. Haynes, unmarried; Hosea Haynes, unmarried and , John Fitzgerald Haynes, unmarried (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, Carrie Mae Haynes , (herein referred to as grantee, whether one or more), all of our interest in the undivided 1/3 interest of Robert Earl Haynes, a/k/a Robert Earl Haynes, Sr., deceased, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2017 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of October, 2016.

Barbara Mahone  
Barbara Mahone

Robert Earl Haynes, Jr.  
Robert Earl Haynes, Jr.

Tommy C. Haynes  
Tommy C. Haynes

Hosea Haynes  
Hosea Haynes

Shelby County, AL 12/22/2016  
State of Alabama  
Deed Tax: \$209.50

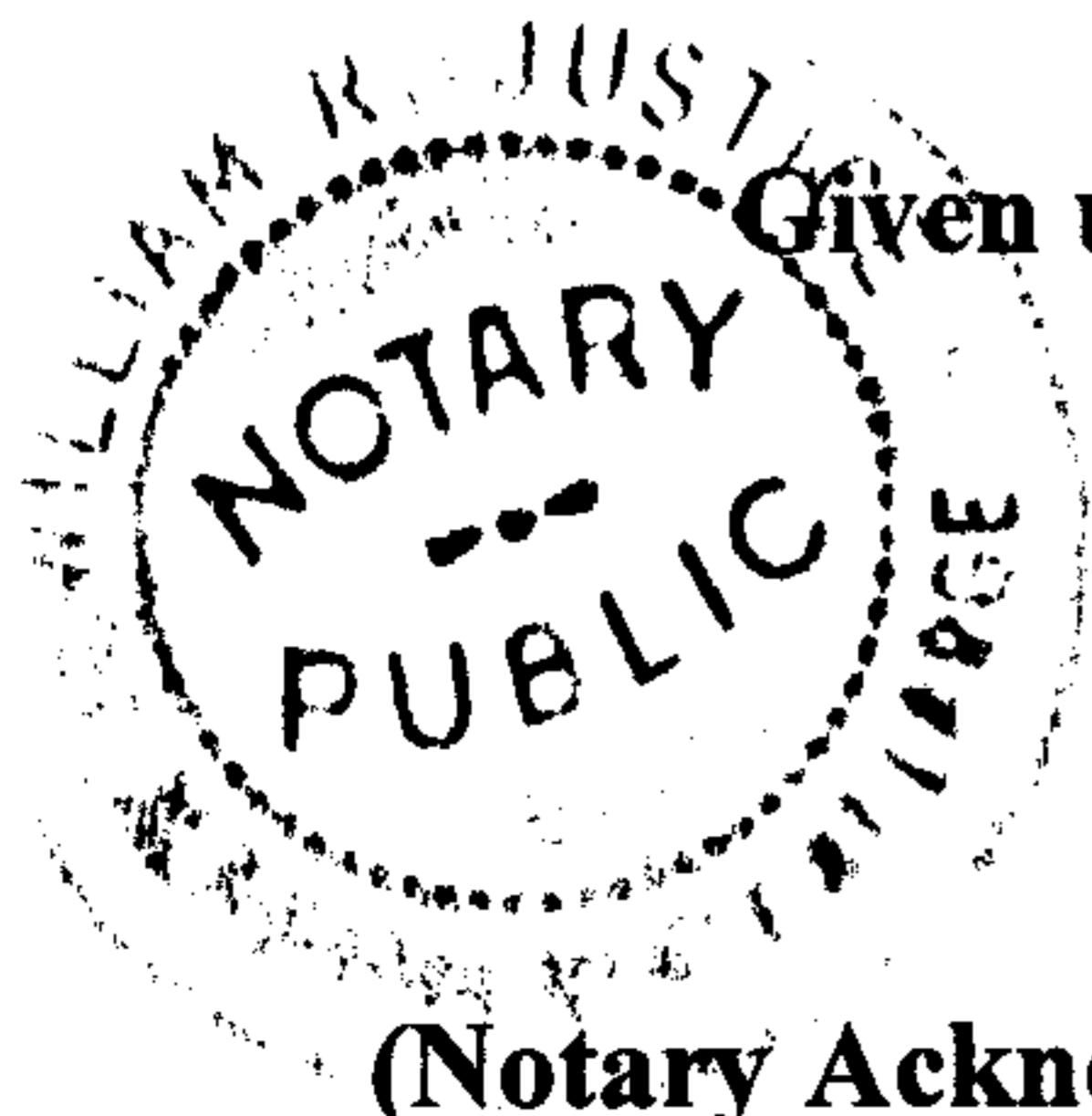
John Fitzgerald Haynes  
John Fitzgerald Haynes

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Barbara Mahone, who 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of October, 2016.

William R. Justice  
Notary Public  
My Commission Expires: 9-11-19

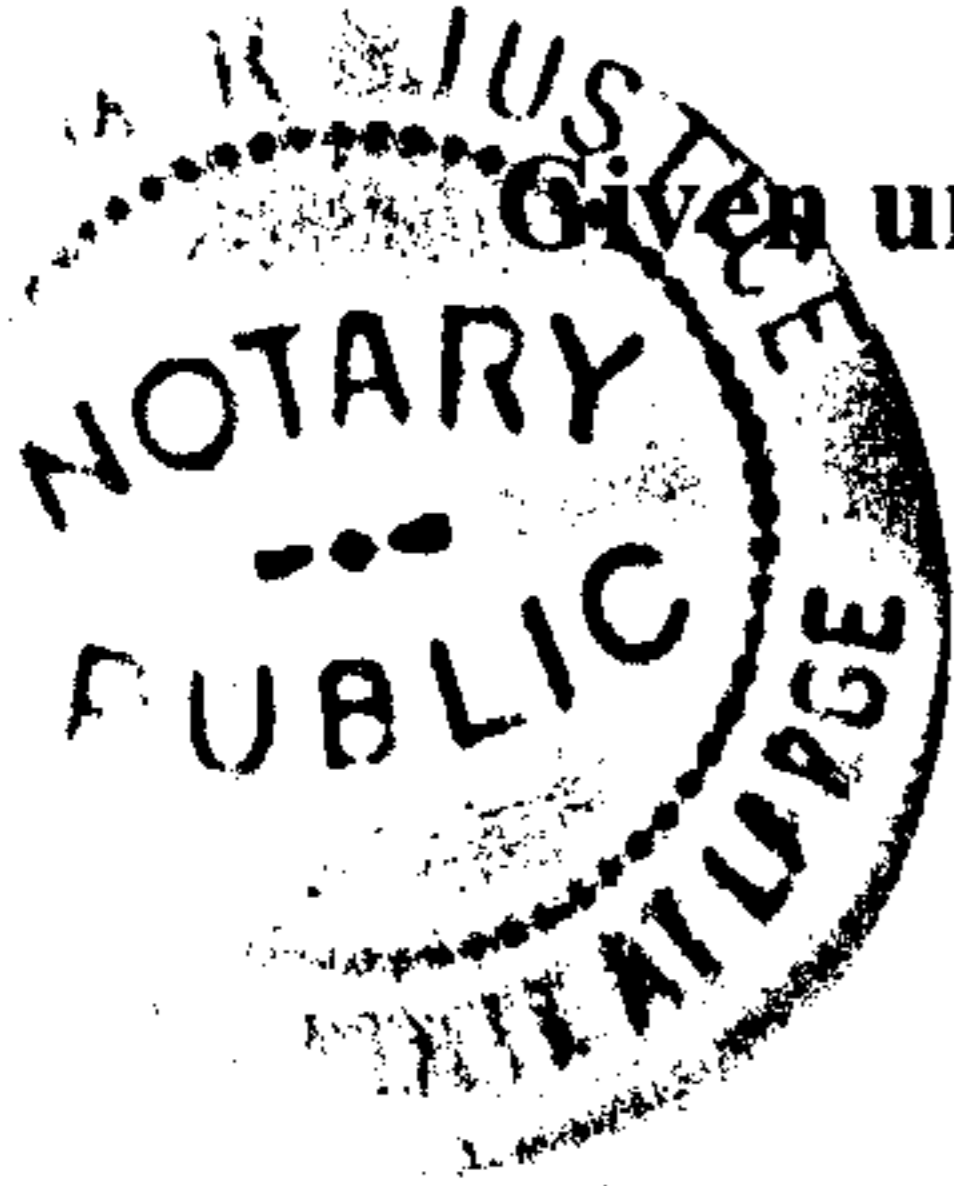


(Notary Acknowledgements continued)

STATE OF ALABAMA  
SHELBY COUNTY

20161222000467600 2/5 \$239.50  
Shelby Cnty Judge of Probate, AL  
12/22/2016 12:37:21 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert Earl Haynes, Jr., who 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 official seal this 12<sup>th</sup> day of October, 2016.

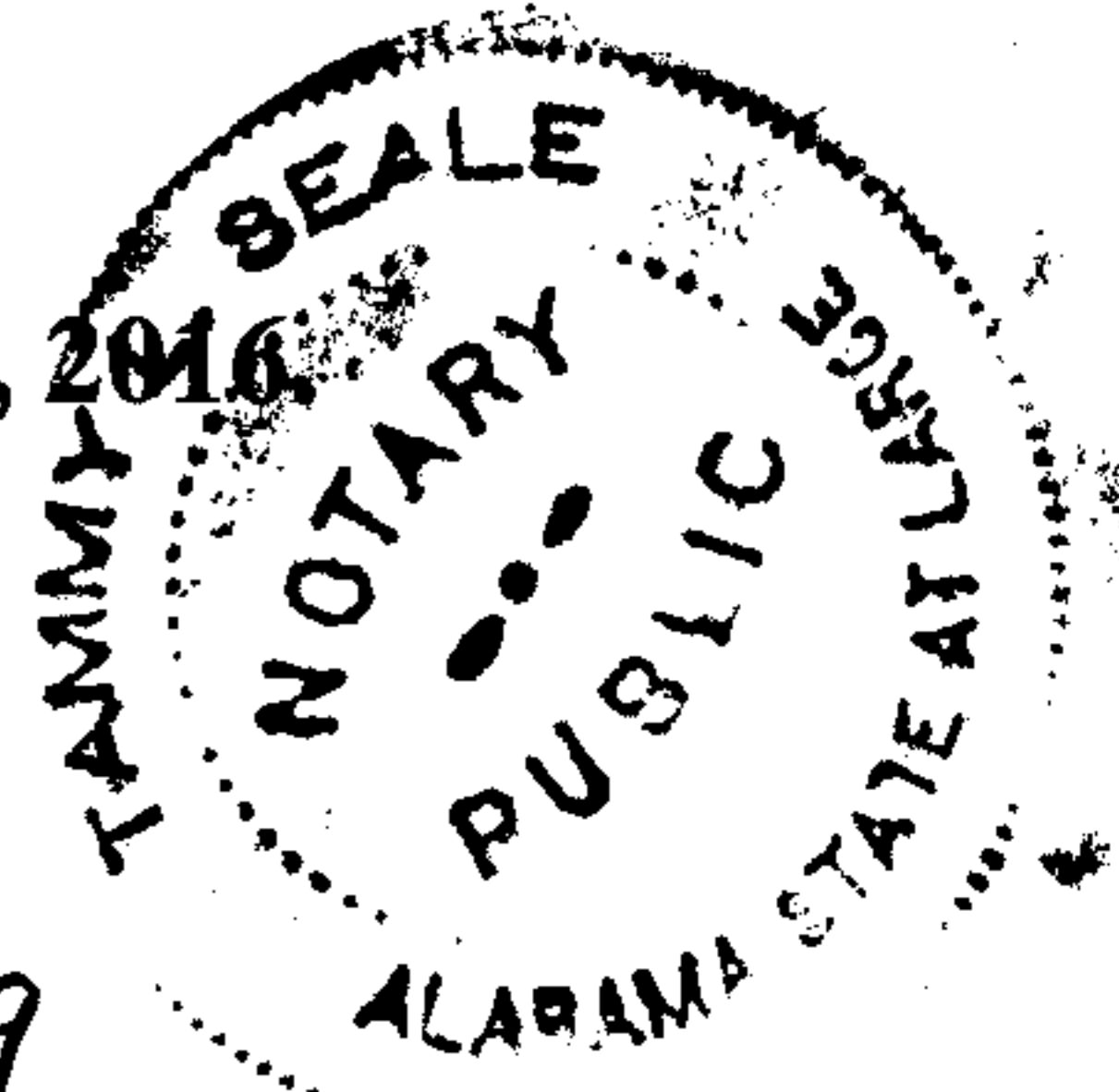
*William R. Jester*  
Notary Public  
My Commission Expires: 9-11-19

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tommy C. Haynes, who 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 official seal this 14<sup>th</sup> day of October, 2016.

*Tommy L. Seale*  
Notary Public  
My Commission Expires: 09-09-2019

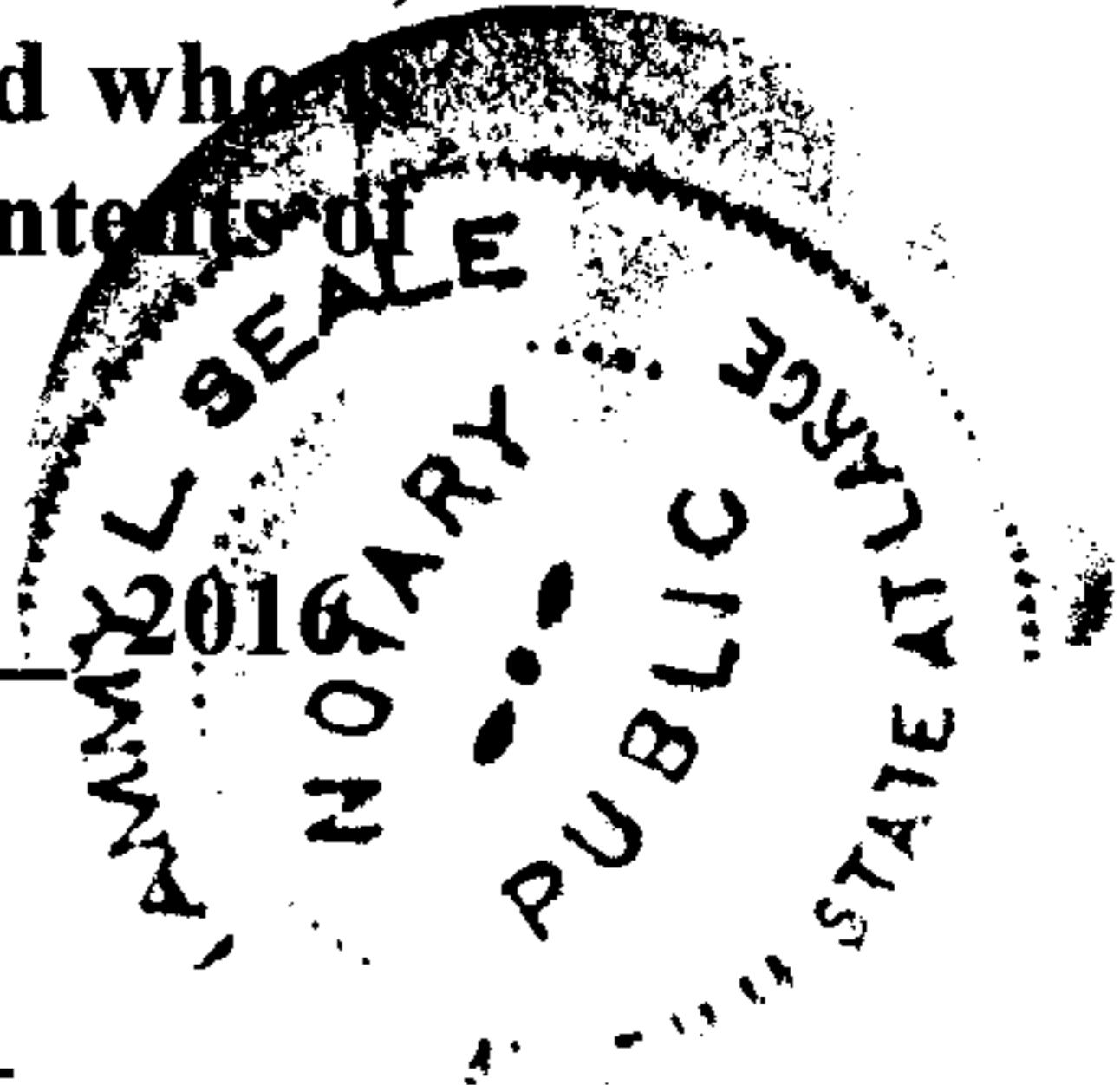


STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hosea Haynes, who 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 official seal this 14<sup>th</sup> day of October, 2016.

*Tommy L. Seale*  
Notary Public  
My Commission Expires: 09-09-2019



STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Fitzgerald Haynes, who 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 official seal this 14<sup>th</sup> day of October, 2016.

*Tommy L. Seale*  
Notary Public  
My Commission Expires: 09-09-2019

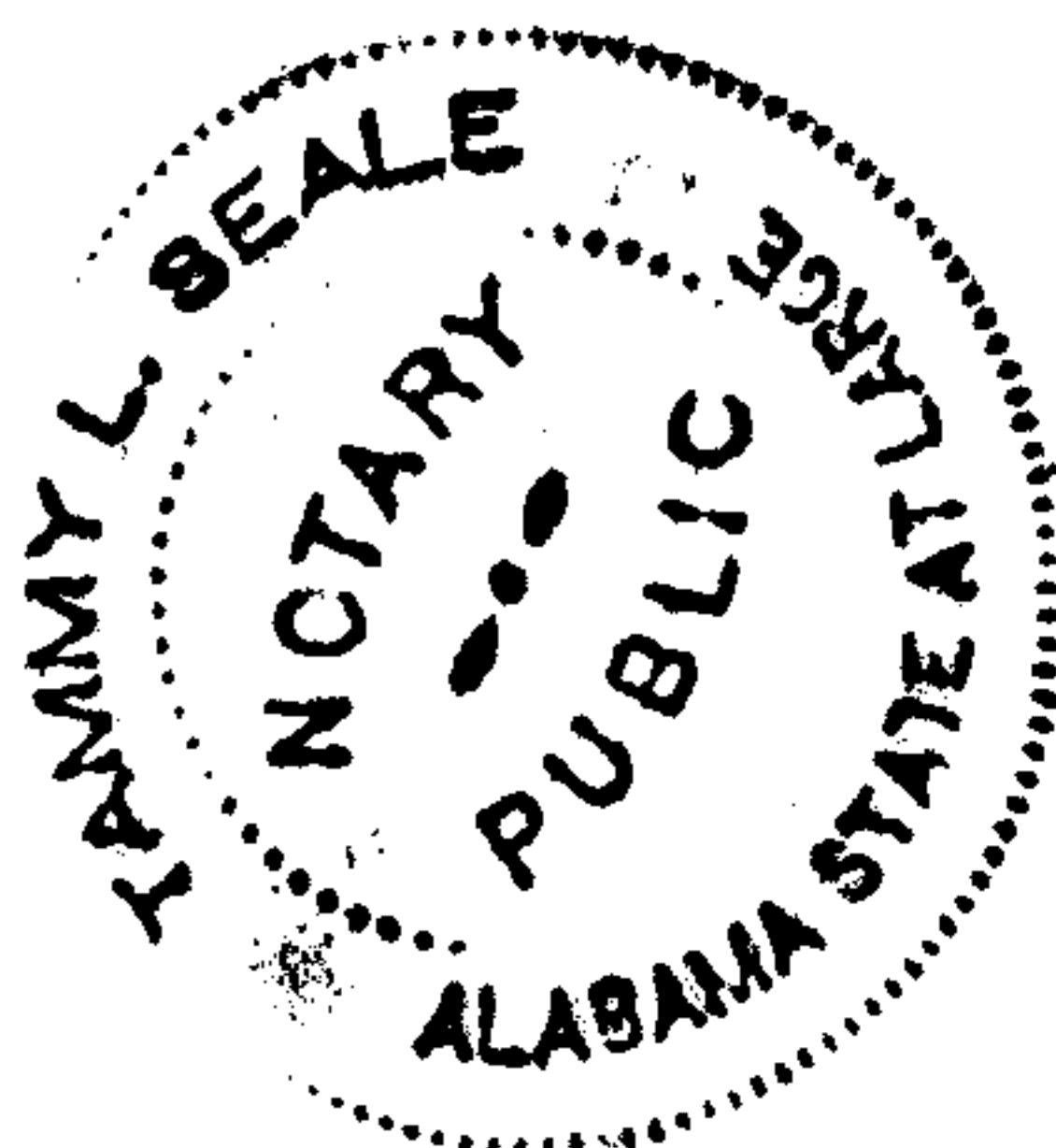


EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

Begin at the NE corner of the NW 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 89 degrees 44 minutes 33 seconds West along the North line of said 1/4-1/4 Section a distance of 185.32 feet; thence South 00 degrees 15 minutes 27 seconds West a distance of 208.57 feet; thence South 88 degrees 57 minutes 58 seconds West a distance of 58.50 feet; thence South 51 degrees 13 minutes 15 seconds East a distance of 323.47 feet; thence North 01 degrees 02 minutes 02 seconds West a distance of 411.46 feet to the point of beginning.

LESS AND EXCEPT:

PARCEL 1-A:

Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence run North 89 degrees 44 minutes 33 seconds West along the North line of said 1/4-1/4 Section a distance of 185.32 feet to a point; thence run South 0 degrees 15 minutes 27 seconds West a distance of 235.46 feet to a point; thence run North 89 degrees 44 minutes 33 seconds East a distance of 185.32 feet, more or less, to a point on the East line of said 1/4-1/4 Section; thence run North 01 degrees 02 minutes 02 seconds West along the East line of said 1/4-1/4 Section a distance of 235.46, more or less, to the point of beginning.

PARCEL 3:

Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 89 degrees 44 minutes 33 seconds West along the North line of said 1/4-1/4 Section a distance of 416.36 feet to the point of beginning; thence continue along the last described course a distance of 233.72 feet to the Easterly right of way of U.S. Highway 31; thence South 9 degrees 22 minutes 7 seconds West along said right of way a distance of 92.85 feet; thence South 82 degrees 55 minutes 13 seconds East and leaving said right of way a distance of 134.28 feet; thence South 6 degrees 11 minutes 45 seconds West a distance of 109.58 feet; thence North 88 degrees 57 minutes 58 seconds East a distance of 205.97 feet; thence North 30 degrees 20 minutes 31 seconds West a distance of 156.15 feet; thence North 00 degrees 15 minutes 27 seconds East a distance of 77.58 feet to the point of beginning.

PARCEL 7:

Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 89 degrees 44 minutes 33 seconds West along the North line of said 1/4-1/4 Section a distance of 650.09 feet to the East right of way of U.S. Highway 31; thence South 9 degrees 22 minutes 7 seconds West along said right of way a distance of 226.73 feet to the point of beginning; thence continue along the last described course a distance of 188.20 feet; thence South 88 degrees 48 minutes 34 seconds East and leaving said right of way a distance of 178.90 feet to the Southwesterly right of way of Shelby County Highway 213 and a point on a curve to the left having a central angle of 20 degrees 10 minutes 43 seconds and a radius of 438.35 feet, said curve subtended by a chord bearing North 34 degrees 22 minutes 48 seconds West and a chord distance of 153.58 feet; thence along the arc of said curve and along said right of way a distance of 154.38 feet; thence North 44 degrees 28 minutes 09 seconds West along said right of way a distance of 87.79 feet to the point of beginning.

PARCEL 8:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 02 degrees 01 minutes 42 seconds East along the West line of said 1/4-1/4 Section a distance of 236.20 feet to the point of beginning; thence continue along the last described course a distance of 280.10 feet; thence North 87 degrees 47 minutes 13 seconds East a distance of 487.67 feet to the Westerly right of way of U.S. Highway 31; thence North 09 degrees 22 minutes 07 seconds East along said right of way a distance of 190.57 feet; thence North 12 degrees 20 minutes 18 seconds West along said right of way a distance of 126.61 feet; thence South 50 degrees 37 minutes 59 seconds West and leaving said right of way a distance of 140.21 feet; thence North 85 degrees 44 minutes 10 seconds West a distance of 114.95 feet; thence North 83 degrees 53 minutes 34 seconds West a distance of 279.74 feet to the point of beginning.

Tax parcel # 28 2 09 0 001 019.000:

Begin at the intersection of the West right-of-way line of U.S. Highway No. 31 and the North line of the NW 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, and run West along the North line of said 1/4-1/4 section a distance of 180 feet, more or less, to the East line of the New Mt. Moriah Baptist Church property; thence turn left and run South along the East line of the church property to the North right-of-way line of Shelby County Highway No. 213; thence turn left and run Easterly along the North right-of-way line of Shelby County Highway No. 213 to the West right-of-way line of U.S. Highway No. 31; thence turn left and run Northerly along the West right-of-way line of U.S. Highway No. 31 to the point of beginning.



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Together with a non-exclusive 15-foot easement for ingress, egress, and utilities, the centerline of which is described as follows:  
Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 89 degrees 44 minutes 33 seconds West along the North line of said 1/4-1/4 Section a distance of 185.32 feet; thence South 00 degrees 15 minutes 27 seconds West a distance of 208.57 feet; thence South 88 degrees 57 minutes 58 seconds West a distance of 137.42 feet to the point of beginning of the centerline of a 15-foot ingress, egress, and utility easement, lying 7.5-feet to either side of and parallel to described centerline; thence South 27 degrees 20 minutes 17 seconds West along said centerline a distance of 28.54 feet; thence South 66 degrees 49 minutes 48 seconds West along said centerline a distance of 61.79 feet; thence South 83 degrees 58 minutes 00 seconds West along said centerline a distance of 46.43 feet; thence North 08 degrees 38 minutes 33 seconds East along said centerline a distance of 53.19 feet; thence South 08 degrees 38 minutes 33 seconds West along said centerline a distance of 53.19 feet; thence South 03 degrees 31 minutes 28 seconds East along said centerline a distance of 93.97 feet; thence South 42 degrees 29 minutes 59 seconds West along said centerline a distance of 62.22 feet to the Northeastly right of way of Shelby County Highway 213 and the end of said centerline.

According to survey of Rodney Y. Shiflett, PLS #21784, dated December 19, 2001.



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# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

(Seller)

Grantor's Name Barbara Mahone, et al  
Mailing Address 694 Hwy 213  
Calera, AL 35040

(Buyer)

Grantee's Name Carrie Mae Haynes  
Mailing Address 700 Hwy 213  
Calera, AL 35040

Property Address: Hwy 31 Calera, AL

Date of Sale 10-14-16

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_


or

1/3 Assessor's Market Value \$ 209,123

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 - Warranty Deed  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

  
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Shelby Cnty Judge of Probate, AL  
12/22/2016 12:37:21 PM FILED/CERT

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 10-14-16

Sign William R. Justice  
(Grantor/Grantee/Owner/Agent) circle one

Print William R. Justice

Unattested

(Verified by)