

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Gary Haynes
107 Scottsdale Dr
Alabaster, AL 35007

GENERAL WARRANTY DEED

20170111000011590

01/11/2017 11:40:23 AM

DEEDS 1/2

STATE OF ALABAMA

)

SHELBY COUNTY

)

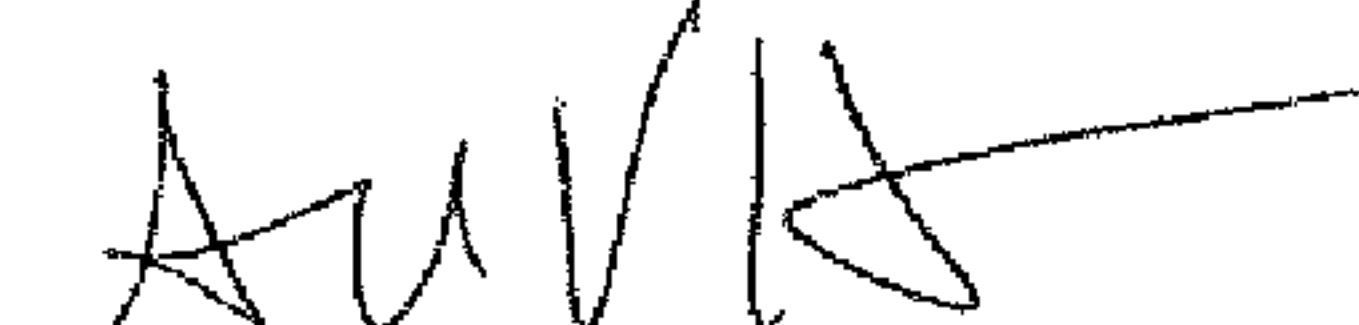
KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Forty-Eight Thousand Five Hundred And No/100 Dollars (\$148,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Angela V. Hamby and Thomas B. Hamby, wife and husband (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Gary Haynes (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

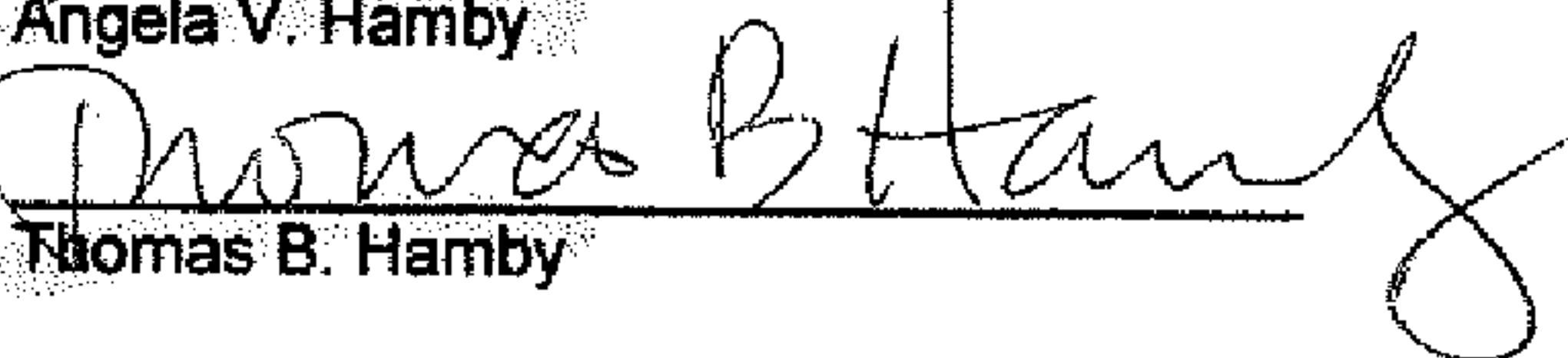
Lot 7, according to the Survey of Scottsdale First Addition, as recorded in Map Book 7, Page 14, Shelby County, Alabama Records.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on December 19, 2016.

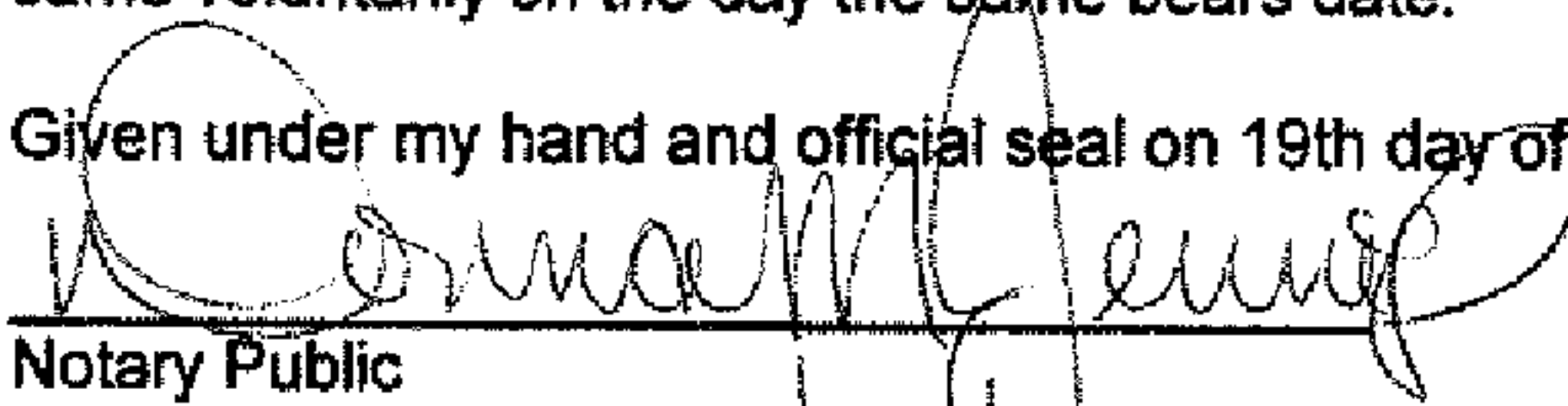

Angela V. Hamby


Thomas B. Hamby

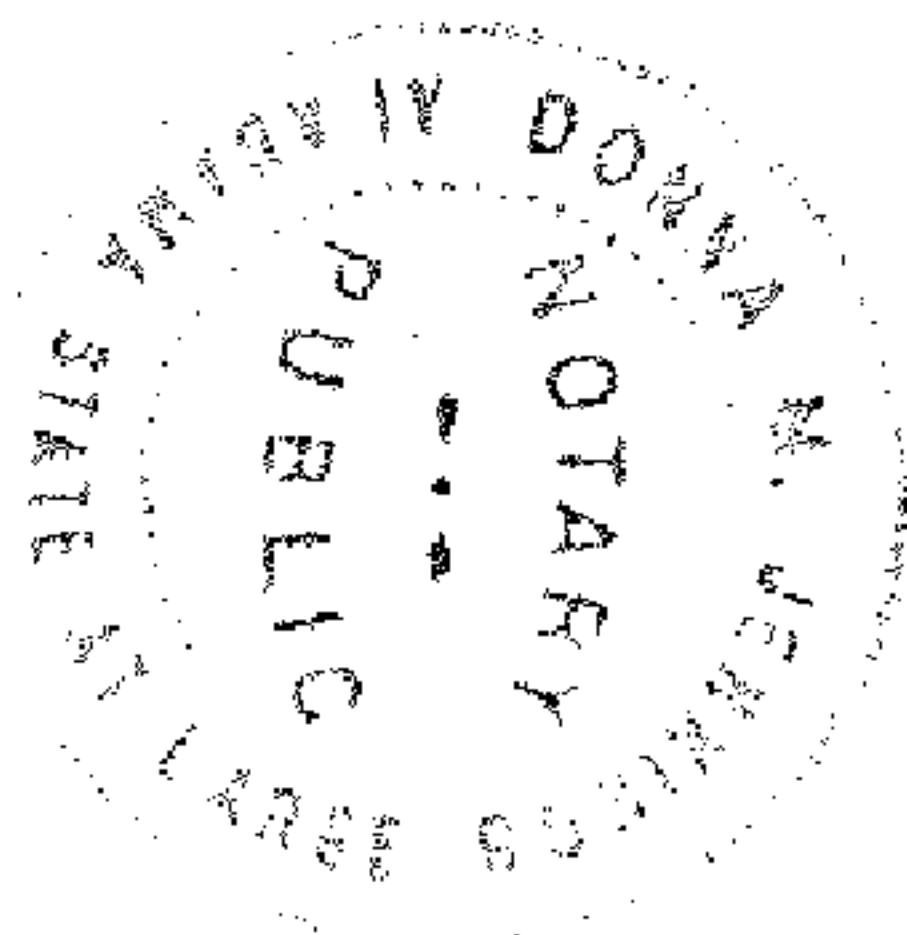
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Angela V. Hamby and Thomas B. Hamby 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 on 19th day of December, 2016.


Notary Public

My commission expires: 1/30/2019



20170111000011590 01/11/2017 11:40:23 AM DEEDS 2/2

Grantor's Name Angela V. Hamby and Thomas B. Hamby

Grantee's Name Gary Haynes

Mailing Address 107 Scottsdale Dr
Alabaster, AL 35007

Mailing Address 107 Scottsdale Dr.
Alabaster AL 35007

Property Address 107 Scottsdale Dr
Alabaster, AL 35007

Date of Sale December 20, 2016

Total Purchase Price \$148,500.00

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

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other:

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 - Angela V. Hamby and Thomas B. Hamby, 107 Scottsdale Dr, Alabaster, AL 35007.

Grantee's name and mailing address - Gary Haynes, , .

Property address - 107 Scottsdale Dr, Alabaster, AL 35007

Date of Sale - December 20, 2016.

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: December 20, 2016

Sign Gary Haynes
(Agent)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/11/2017 11:40:23 AM
\$166.50 CHERRY
20170111000011590

James W. Fuhrmeister