

20170119000023430
01/19/2017 10:34:15 AM
DEEDS 1/2

16-3506

This instrument was prepared by:
Marcus Hunt
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243

Send Tax Notice to:
Jill Datema
3601 Wyngate Lane
Birmingham, AL 35242

WARRANTY DEED
____ (Joint Tenants with Right of Survivorship)

STATE OF ALABAMA)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Four Hundred Ninety-Five Thousand and NO/100--(\$495,000.00)---Dollars, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles R. Hayes, individually and as Attorney in Fact for his wife, Diann Hayes, whose mailing address is:

209 Biltmore Cir ; Birmingham, AL 35242

(herein referred to as grantors, do grant, bargain, sell and convey unto

Jill Datema and Jared Datema, whose mailing address is:

3601 Wyngate Lane ; Birmingham, AL 35242

(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real property situated in Shelby County, Alabama, the address of 3601 Wyngate Lane., Birmingham, AL 35242 to wit:

Lot 1, in Block 4, according to the Map of Wyngate, 1st Sector, as recorded in Map Book 11, page 13 and amended in Map Book 11, page 81 and further amended in Map Book 12, page 1, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$396,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

\$45,900.00 of the above recited purchase price was paid from the proceeds of a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I an (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 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.

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 13th day of January, 2017.

Witness:

Witness:

Charles R. Hayes
Charles R. Hayes

Diann Hayes, by and through her attorney
Diann Hayes, by and through her
Attorney in Fact, Charles R. Hayes

in fact, Charles R. Hayes

General Acknowledgement

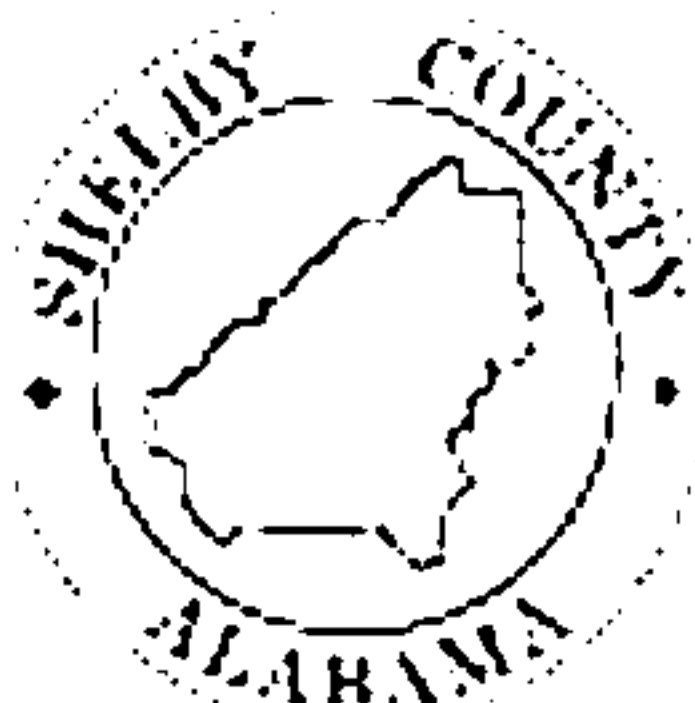
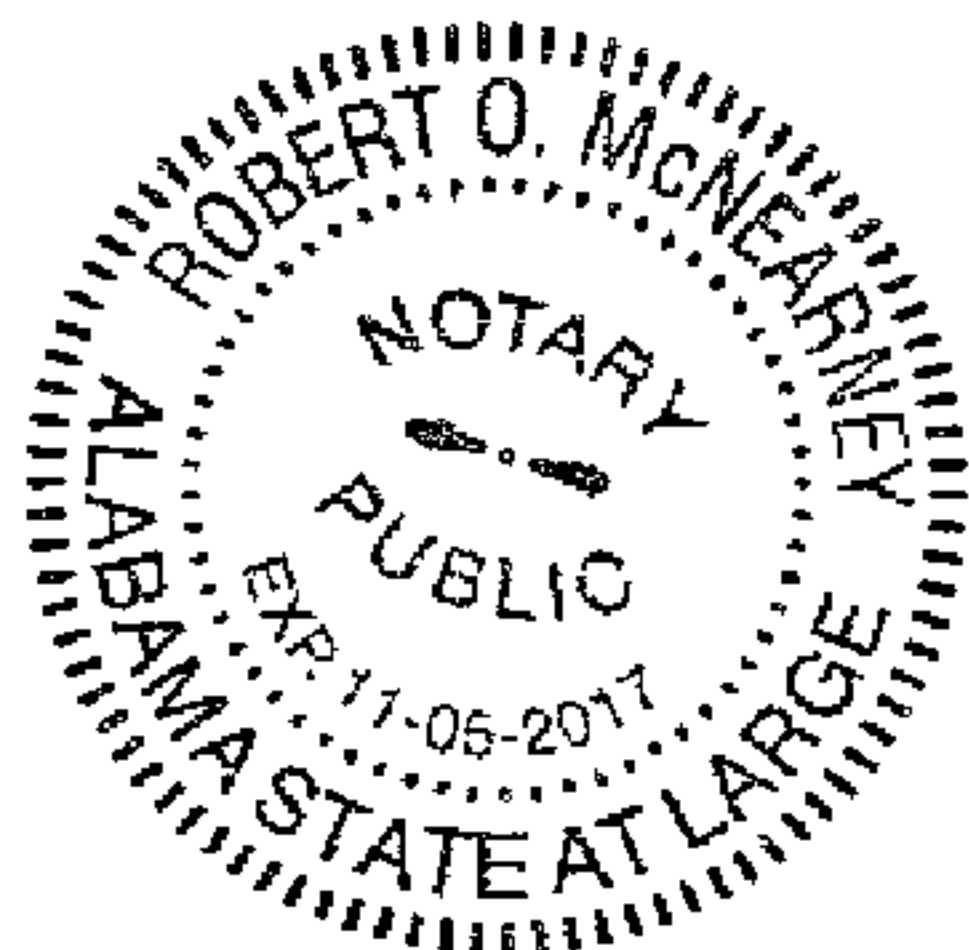
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles R. Hayes, individually and as Attorney in Fact for his wife, Diann Hayes**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, individually and in his capacity as said Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of January, 2017.

My Commission Expires: 11/5/17

[Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/19/2017 10:34:15 AM
\$71.50 CHERRY
20170119000023430

[Signature]