

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-17-23619

Send Tax Notice To: Frank E. Hyde, Jr.
Lisa Hyde

285 Creekside Lane
Pelham, AL 35124

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Fifty Four Thousand One Hundred Ninety Two Dollars and Fifty Cents (\$54,192.50), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James A. Hairston and Margaret B. Hairston**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Frank E. Hyde, Jr. and Lisa Hyde**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

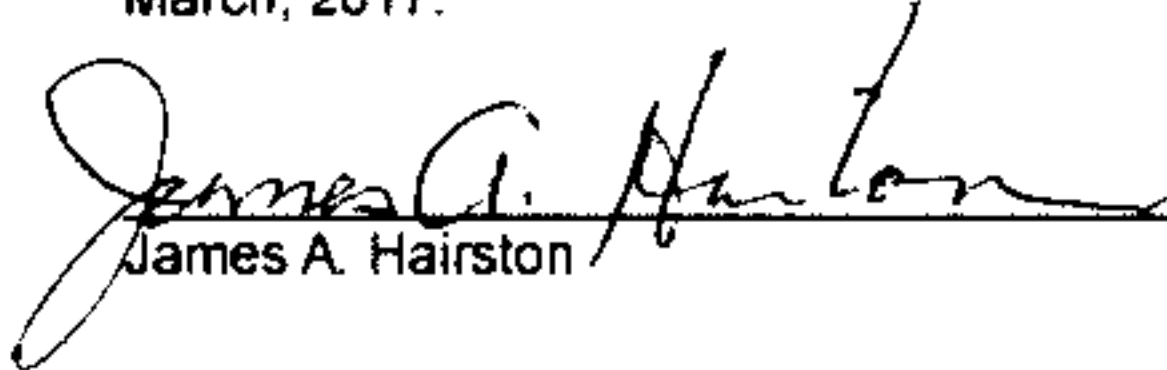
Property may be subject to taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

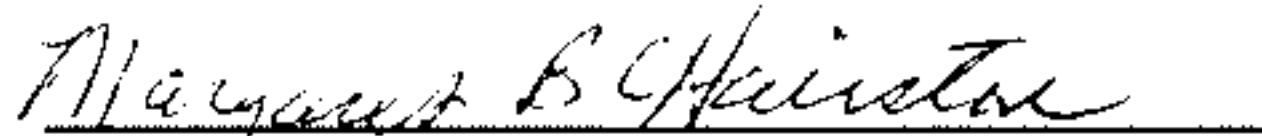
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of March, 2017.


James A. Hairston


Margaret B. Hairston

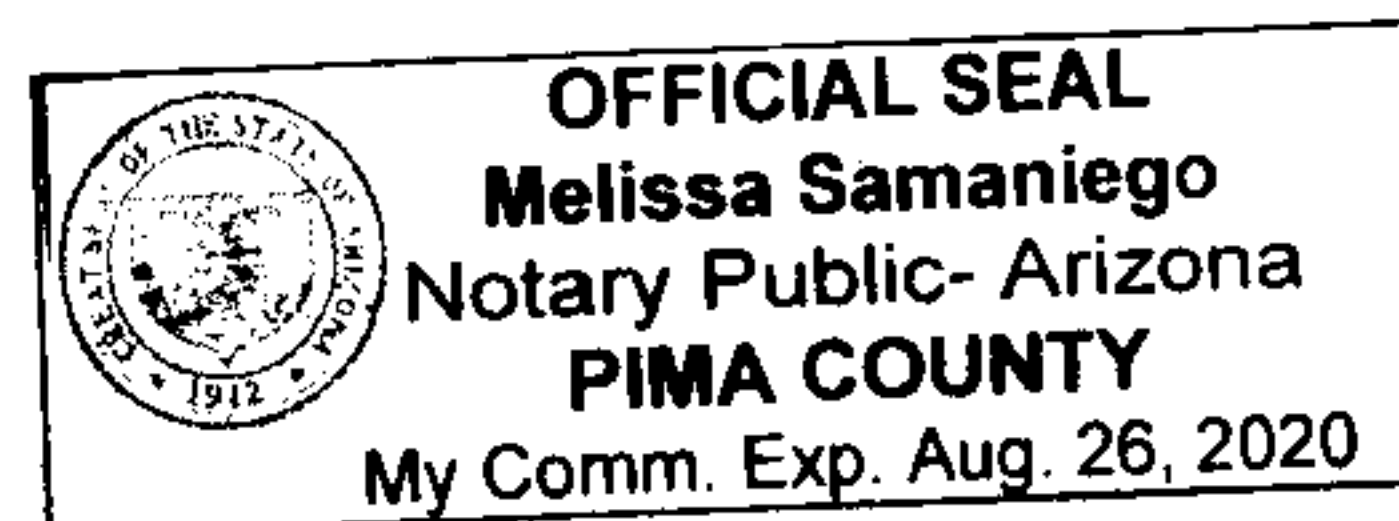
State of ARIZONA
County of PIMA

I, Melissa Samaniego, a Notary Public in and for the said County in said State, hereby certify that James A. Hairston and Margaret B. Hairston, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the ^{1st}~~3rd~~ day of March, 2017.
ms


Notary Public, State of ARIZONA

My Commission Expires: 08-26-2020



20170309000080480 1/3 \$75.50
Shelby Cnty Judge of Probate, AL
03/09/2017 11:02:21 AM FILED/CERT

Shelby County, AL 03/09/2017
State of Alabama
Deed Tax: \$54.50

EXHIBIT A – LEGAL DESCRIPTION

A parcel of land located in the West Half of the Northeast Quarter of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 5/8" rebar found at the Southwest Corner of said Quarter Section, thence North 01°50'34" West along the West line of said Quarter Section a distance of 1306.94 feet to a 5/8" capped rebar found; thence continuing North 01°50'34" West along the along said West line a distance of 448.07 feet to a 5/8" rebar set; thence North 50°20'20" East a distance of 20.69 feet to a 5/8" rebar found; thence South 34°28'57" East a distance of 104.93 feet to a 2" spindle found; thence South 47°36'24" East a distance of 187.89 feet to a 1-1/2" open pipe found; thence North 55°25'49" East a distance of 210.07 feet to a 1-1/4" open pipe found on the Southwest right of way margin of Phillips Drive; thence leaving said right of way South 00°30'45" East a distance of 302.71 feet to a 3/4" open pipe found; thence North 89°18'12" East a distance of 210.68 feet to a 1-1/2" open pipe found on the Southwest right of way margin of Phillips Drive, said point being on a curve to the left, having a radius of 816.60 feet, with a chord bearing of South 04°06'55" East, and a chord length of 340.75 feet; thence along said curve an arc distance of 343.28 feet to a rebar set; thence continuing along said right of way South 16°09'29" East a distance of 339.94 feet to a 1/2" rebar set; thence South 62°12'38" West a distance of 105.00 feet to a 1/2" rebar set; thence South 27°46'44" East a distance of 209.84 feet to a 1/2" rebar set; thence North 62°16'35" East a distance of 105.04 feet to a 1" open pipe found on the Southwest right of way margin of Phillips Drive; thence along said right of way South 35°47'53" East a distance of 64.07 feet to a 1/2" rebar found; thence South 45°46'39" West a distance of 208.71 feet to a 1/2" rebar found; thence South 42°13'31" East a distance of 211.82 feet to a disturbed 1/2" rebar found; thence South 42°29'36" East a distance of 104.98 feet to a 3/4" crimp found; thence South 44°43'45" East a distance of 104.36 feet to a point on a storm pipe; thence North 45°16'47" East a distance of 208.71 feet to a 5/8" rebar set on the Southwest right of way margin of Phillips Drive, said point being on a curve to the left, having a radius of 519.92 feet, with a chord bearing of South 48°43'21" East, and a chord length of 97.36 feet; thence along said curve an arc distance of 97.50 feet to a rebar set; thence continuing along said right of way South 53°38'07" East a distance of 154.11 feet to a 5/8" capped rebar found on the South line of said Quarter Section; thence South 89°42'53" West along said South line a distance of 1281.16 feet to the **POINT OF BEGINNING**. Said property containing 24.23 acres, more or less.


20170309000080480 2/3 \$75.50
Shelby Cnty Judge of Probate: AL
03/09/2017 11:02:21 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	James A. Hairston Margaret B. Hairston	Grantee's Name	Frank E. Hyde, Jr. Lisa Hyde
Mailing Address	<u>1645 W Valencia Rd 109</u> <u>Tucson, AZ 85746</u>	Mailing Address	<u>285 Creekside Lane</u> <u>Pelham, AL 35124</u>
Property Address	<u>Orange 15797E</u> <u>Vincent, AL</u>	Date of Sale	<u>March 03, 2017</u>
		Total Purchase Price	<u>\$54,192.50</u>
		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 February 28, 2017

Unattested

(verified by)

Print James A. Hairston

Sign

James A. Hairston

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170309000080480 3/3 \$75.50
Shelby Cnty Judge of Probate, AL
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