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This Instrument was Prepared by:
Janean W. Hayes
Charles L. Hayes
202 Crest Lake Drive
Hoover, AL 35244

Send Tax Notice To: Janean W. Hayes
Charles L. Hayes
202 Crest Lake Drive
Hoover, AL 35244

WARRANTY DEED



20170420000135670 1/2 \$41.00
Shelby Cnty Judge of Probate AL
04/20/2017 02:20:17 PM FILED/CERT

State of Alabama
Shelby County } Know All Men by These Presents,

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Janean W. Hayes and Charles L. Hayes, Wife and Husband** (herein referred to as grantors), do grant, bargain, sell and convey unto **Janean W. Hayes and Charles L. Hayes, Wife and Husband** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 51, Block 2, according to the Survey of Southlake Crest, 2nd Sector, as recorded in Map Book 18, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

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 served 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 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4th day of April, 2017.

Janean W. Hayes (Seal) Charles L. Hayes (Seal)
Janean W. Hayes Charles L. Hayes

State of Alabama
Shelby County } General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Janean W. Hayes and Charles L. Hayes, Wife and Husband** 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, this the 4th day of April, 2017.

Jason Ingram
Notary Public

Jason Ingram
My commission Expires
Jul. 13th, 2019

Shelby County, AL 04/20/2017
State of Alabama
Deed Tax: \$23.00

Real Estate Sales Validation Form

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

Grantor's Name Janean & Charles Hayes
Mailing Address 202 Crest Lake Dr
Hoover, AL 35244
Property Address 202 Crest Lake Drive
Hoover, AL 35244

Grantee's Name Janean W. Hayes
Charles L. Hayes
Mailing Address 202 Crest Lake Drive
Hoover, AL 35244

Date of Sale April 05, 2017
Total Purchase Price \$10.00
or
Actual Value _____
or
Assessor's Market Value \$22,940.00



20170420000135670 2/2 \$41.00
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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 Assessor's Office

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 April 10, 2017

Unattested

(verified by)

Print Jessica C Pugh
Sign Jessica C Pugh
(Grantor/Grantee/Owner/Agent) circle one