

This instrument was prepared without evidence of title or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00), the undersigned Jason Hays, married, and Daniel Hays, unmarried (herein referred to as GRANTORS, whether one or more) do grant, bargain, sell and convey unto Catherine Cousins and James Allen Cousins, Jr. as joint tenants with right of survivorship (herein referred to as GRANTEES) in fee simple the following described real estate situated in Shelby County, Alabama to-wit:

Lot No. 14 in Coosa River Estates, situated in the SW ¼ of SE ¼ of Section 12, Township 24 North, Range 15 East, map of said Coosa River Estates being recorded in Map Book 4, page 67, in the Probate Office of Shelby County, Alabama. Excepting the coal, iron ore and other minerals in, on and under said land.

Also described as Parcel # 583301124012003000 SUB COOSA RIVER ESTATES L14 B000 MB04 MP067 DIM 196.86 x 114.35 S12 T24N R15E.

Subject to all restrictions, reservations, easements and covenants of land.

Also conveyed are GRANTORS' rights of redemption from tax sale dated May 3, 2010, which they inherited from their grandmother, Jo Ann Witt, who died intestate on May 7, 2011, leaving GRANTORS as her sole next of kin and heirs at law.

The above described property is not the homestead of GRANTORS or their spouses, if any.

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.

IN WITNESS WHEREOF, GRANTORS have hereunto set GRANTORS' hands and seals, this 26 day of August, 2017.

Jason Hays
Jason Hays

Daniel Hays
Daniel Hays

[notary acknowledgments on following pag

Shelby County, AL 09/07/2017
State of Alabama
Deed Tax: \$2.00


20170907000326690 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
09/07/2017 03:52:46 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF CULLMAN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason Hays, whose name 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 26 day of AUGUST, 2017.



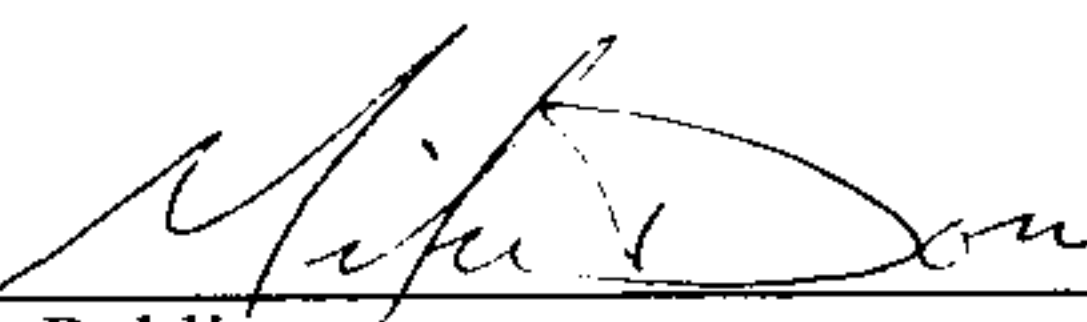
Notary Public
My commission expires:

MY COMMISSION EXPIRES 01-10-2021

STATE OF ALABAMA
COUNTY OF CULLMAN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Hays, whose name 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 26 day of AUGUST, 2017.



Notary Public
My commission expires:

MY COMMISSION EXPIRES 01-10-2021



20170907000326690 2/3 \$23 00
Shelby Cnty Judge of Probate, AL
09/07/2017 03:52:46 PM 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 Jason + Daniel Hays
Mailing Address c/o Vicky Hays
130 County Rd 339
Crane Hill, AL 35053

Grantee's Name Catherine + James Cousins
Mailing Address 225 Willow Lane
Shelby, AL 35143

Property Address _____

Date of Sale 8/26/17
Total Purchase Price \$ 2,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ ~~1,500.00~~

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 - 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 8/26/17

Print William R. Justice

☐ Unattested

Sign William R. Justice

(verified hv)

(Grantor/Grantee/Owner/Agent) circle one



20170907000326690 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
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Form RT-1