


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051


20171129000428480 1/3 \$76.00
Shelby Cnty Judge of Probate, AL
11/29/2017 02:47:32 PM FILED/CERT

Send Tax Notice to:

Carol H. Lawson
2512 Mountain Woods Dr
Vestavia, AL 35216

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY ONE THOUSAND SEVEN HUNDRED DOLLARS AND ZERO CENTS (\$51,700.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jerry Truman Haynes, a single man, Carol H. Lawson, a married woman, Susan H. Robertson, a married woman, Gary Alan Haynes, a single man and Tracy H. Morris, a married woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Gary Alan Haynes, Susan H. Robertson and Carol H. Lawson** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:


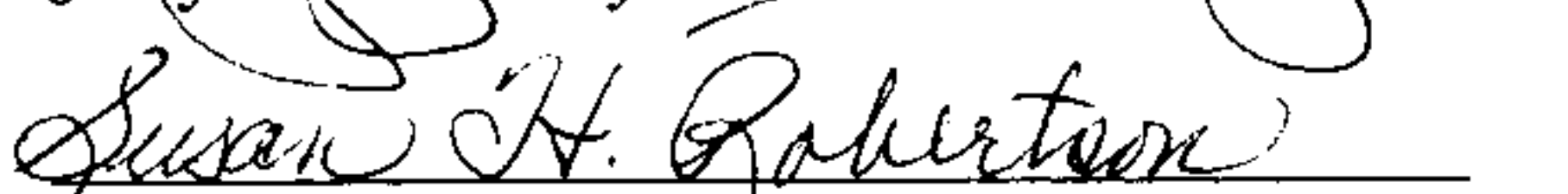

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

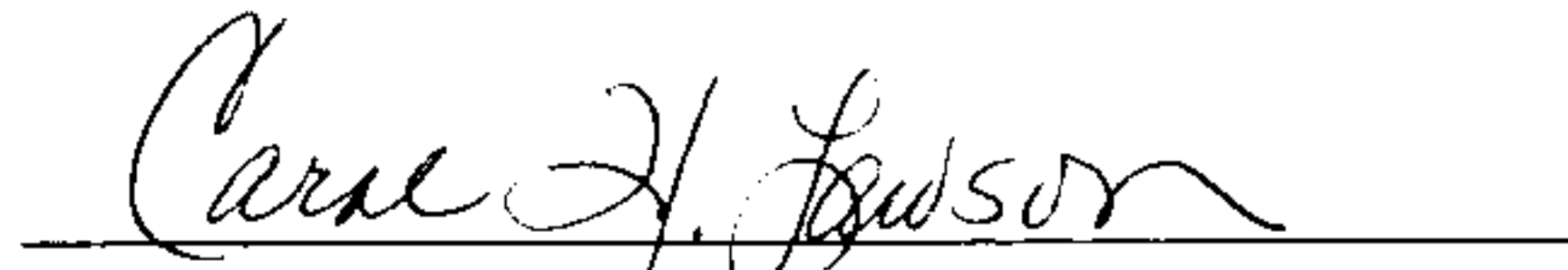
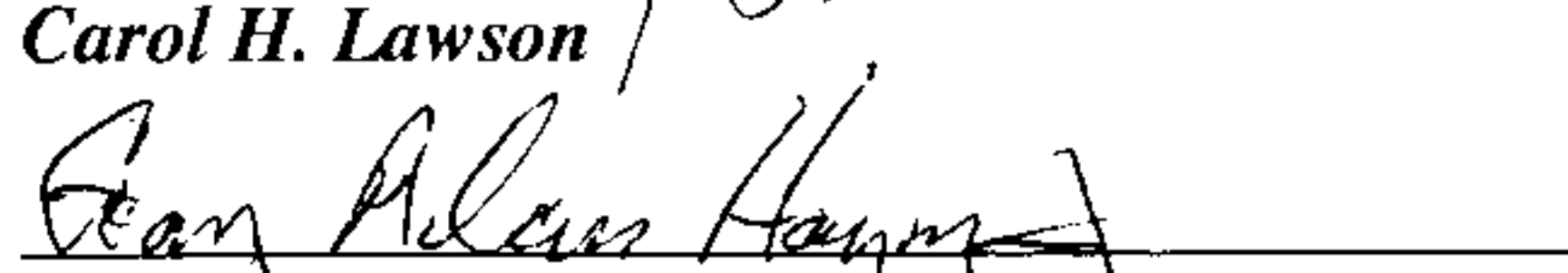
No part of the homestead of the Grantors herein or their spouses.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.)

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of Nov, 2017.


Jerry Truman Haynes

Susan H. Robertson

Tracy H. Morris


Carol H. Lawson

Gary Alan Haynes

Shelby County, AL 11/29/2017
State of Alabama
Deed Tax: \$52.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jerry Truman Haynes, Carol H. Lawson, Susan H. Robertson, Gary Alan Haynes and Tracy H. Morris**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of Nov, 2017.

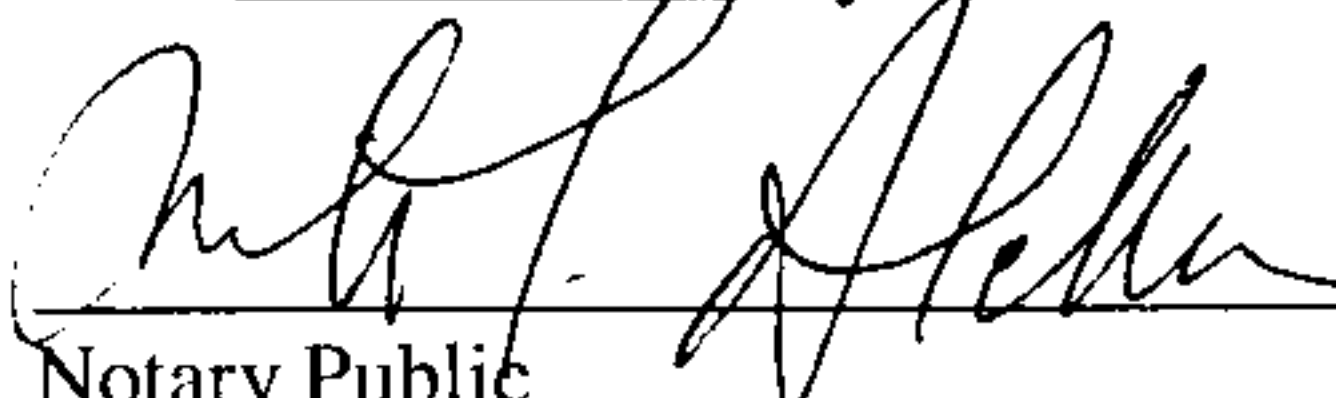

Notary Public
My Commission Expires: 9/22/2020



EXHIBIT A – LEGAL DESCRIPTION

Lot 2 and 3, according to the survey of Haynes Family Subdivision, recorded in Map Book 36, Page 46, Probate Office Shelby County, Alabama.



20171129000428480 2/3 \$76.00
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Real Estate Sales Validation Form

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

Grantor's Name Jerry T. Haynes
Mailing Address P.O. Box 203
Alabaster AL 35007

Grantee's Name Carol J. Lawrence
Mailing Address 2512 Mountain Woods Dr
Vestavia, AL 35216

Property Address Park Forest Lane
Alabaster AL 35007

Date of Sale 11-29-17

Total Purchase Price \$ 51,700

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

2/5 of county value

☐ 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 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 29 Nov 2017

Print ☒ JERRY T. HAYNES

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20171129000428480 3/3 \$75.00
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