


This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, Alabama 35243  
(205) 443-9027

Send Tax Notice To:  
Georganne M. Perez  
349 Lacey Avenue  
Maylene, AL 35114

20171212000443250 12/12/2017 01:53:36 PM DEEDS 1/2

**WARRANTY DEED**

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

  
20171212000443250 1/2 \$263.00  
Shelby Cnty Judge of Probate, AL  
12/12/2017 01:53:36 PM FILED/CERT

That, in consideration of \$245,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Steve M. Hayden and Susan Hyatt his wife (the "Grantor", whether one or more), whose mailing address is 714 Roseburg Rd, Helena, AL 35080, do hereby grant, bargain, sell, and convey unto Georganne M. Perez (the "Grantee", whether one or more), whose mailing address is 349 Lacey Ave, Maylene, AL 35114, the following-described real estate situated in Shelby County, Alabama, the address of which is 349 Lacey Avenue, Maylene, AL 35114; to-wit:

**SEE ATTACHED EXHIBIT "A"**

Subject to:


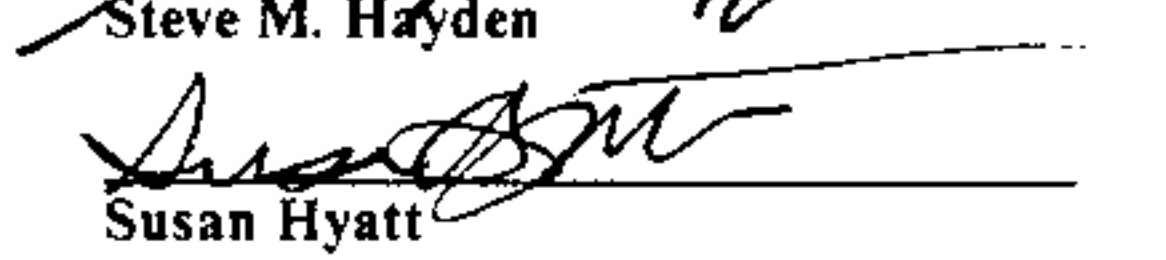
- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$205,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

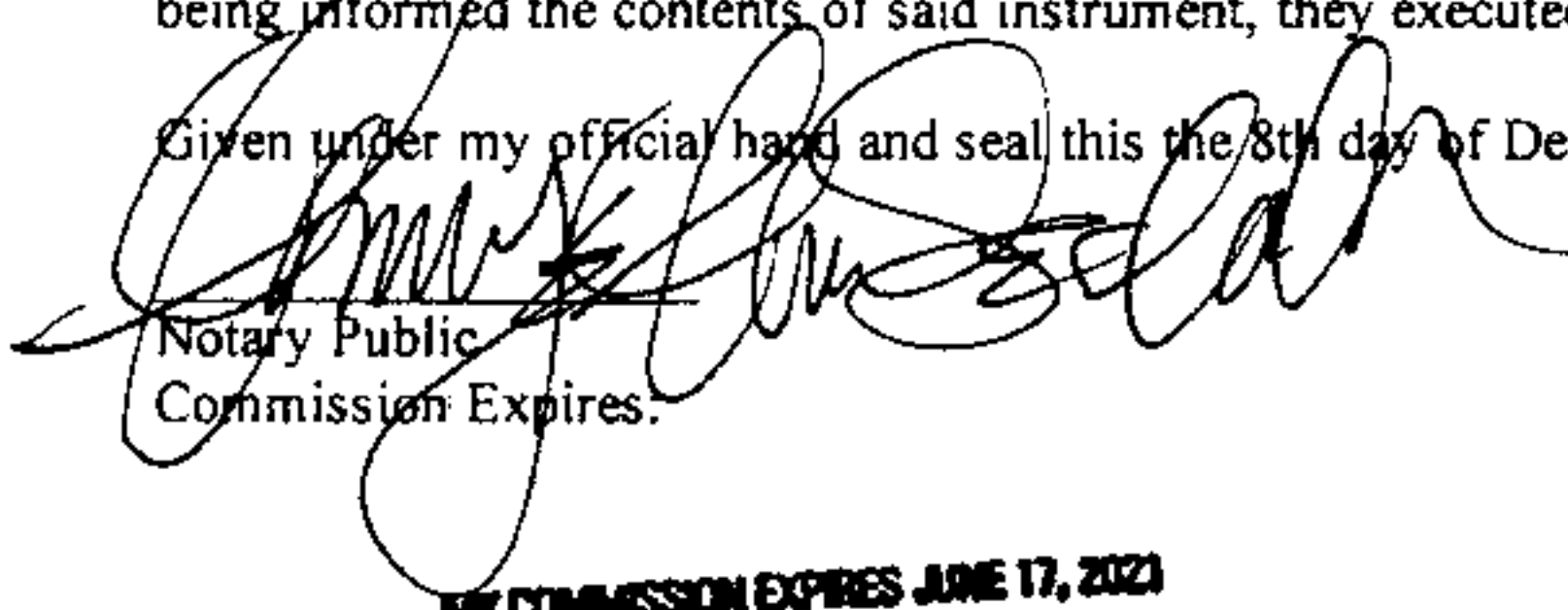
IN WITNESS WHEREOF, Steve M. Hayden and Susan Hyatt his wife has/have hereunto set his/her/their hand(s) and seal(s) this 8th day of December, 2017.

  
Steve M. Hayden  
  
Susan Hyatt

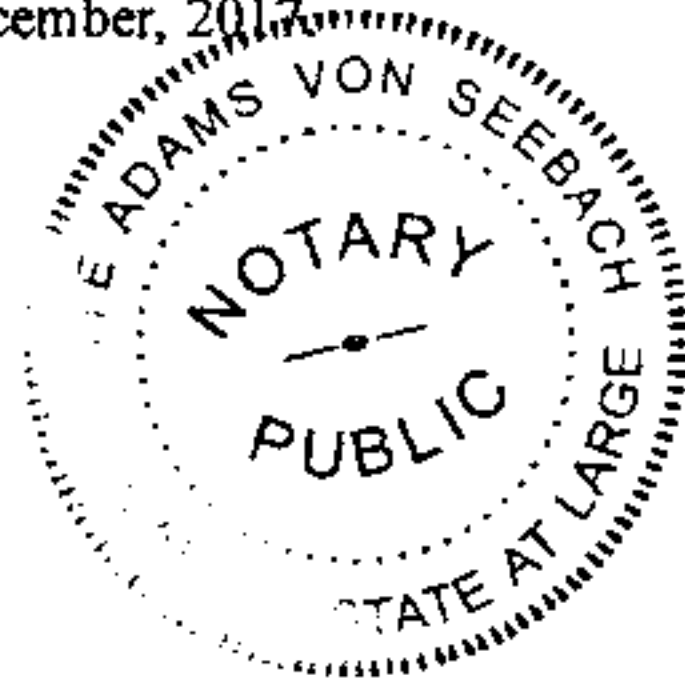
State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Steve M. Hayden and Susan Hyatt, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 8th day of December, 2017.

  
Notary Public  
Commission Expires.

MY COMMISSION EXPIRES JUNE 17, 2021



S17-2819CDF

Shelby County, AL 12/12/2017  
State of Alabama  
Deed Tax: \$245.00

**EXHIBIT "A"**  
**Legal Description**

Lot 143, according to the Survey of Lacey's Grove Phase 2, as recorded in Map Book 38, Page 19, in the Probate Office of Shelby County, Alabama.

**20171212000443250 12/12/2017 01:53:36 PM DEEDS 2/2**



20171212000443250 2/2 \$263.00  
Shelby Cnty Judge of Probate, AL  
12/12/2017 01:53:36 PM FILED/CERT

ate Judge,

A handwritten signature in black ink, appearing to read "J. W. Smith".

S17-2819CDF