

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
KERAH RAY HYATT
124 HAYESBURY COURT
PELHAM, ALABAMA 35124



20180403000110090 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
04/03/2018 12:52:25 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$130,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, JASON H. JORDAN and wife, TASHA A. JORDAN, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto KERAH RAY HYATT, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 124, according to the Survey of Hayesbury, Phase 1, according to the Plat thereof recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2018, which are a lien but not yet due and payable until October 1, 2018.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 2001-27838 and amended in Instrument No. 2001-48731 in the Probate Office.
3. A 15 foot building setback line from Hayesbury Court as recorded in Map Book 28 Page 89 in the Probate Office.
4. Restrictive Covenants and Grant of Land Easement (s) to Alabama Power Company as shown and recorded in Instrument No. 2002-18706 in Probate Office.
5. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Volume 101 Page 550 and Volume 245 Page 116 in the Probate Office.
6. Easement(s) to City of Pelham as shown and recorded in Book 111 Page 687 in Probate Office.
7. Easement(s) to James Douglas Clacker and Arthur Charles Scott as shown and recorded in Volume 237 Page 332 in Probate Office.
8. A 5 foot drainage and utility easement along Hayesbury Court as shown on recorded Map Book 28 Page 89 in the Probate Office.
9. A 20 foot natural landscaped area along the rear of lot as shown on recorded Map Book 28 Page 89 in the Probate Office.
10. A 10 foot private easement running through said lot as shown on recorded Map Book 28 Page 89 in the Probate Office.
11. Article of Incorporation of Hayesbury Townhomes Association Inc. as recorded in Instrument No. 2001-27839 and By Laws as recorded in Instrument No. 20140421000116260 in the Probate Office.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Real 275 Page 590 in the Probate Office.

\$127,645.00 OF THE HEREINABOVE STATED CONSIDERATION WAS PAID FROM A PURCHASE MONEY MORTGAGE OF EVEN DATE AND FILED SIMULTANEOUSLY HERewith,

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her 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 we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28TH day of MARCH, 2018.

Jason H. Jordan (L.S.)
JASON H. JORDAN

Tasha A. Jordan (L.S.)
TASHA A. JORDAN

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JASON H. JORDAN and wife, TASHA A. JORDAN, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28TH day of MARCH, 2018.

Brandy O. Brasher
Notary Public
My Commission Expires: 2-2-20



Grantor's Name:
JASON H. JORDAN and wife, TASHA A. JORDAN
Mailing Address:
117 Creekstone Trail
Calera, AL 35040

Property Address:
124 Hayebury Ct.
Pelham, AL 35124

Grantee's name:
KERAH RAY HYATT
Mailing Address:
124 HAYESBURY COURT
PELHAM, ALABAMA 35124

Date of Sale: MARCH 28TH, 2018
Total Purchase Price: \$130,000.00
or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____

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