

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Michael A. Hayes
242 Hwy 60
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and NO/00 DOLLAR (\$10.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I, **Tommy D. Hayes, an unmarried man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Michael A. Hayes, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

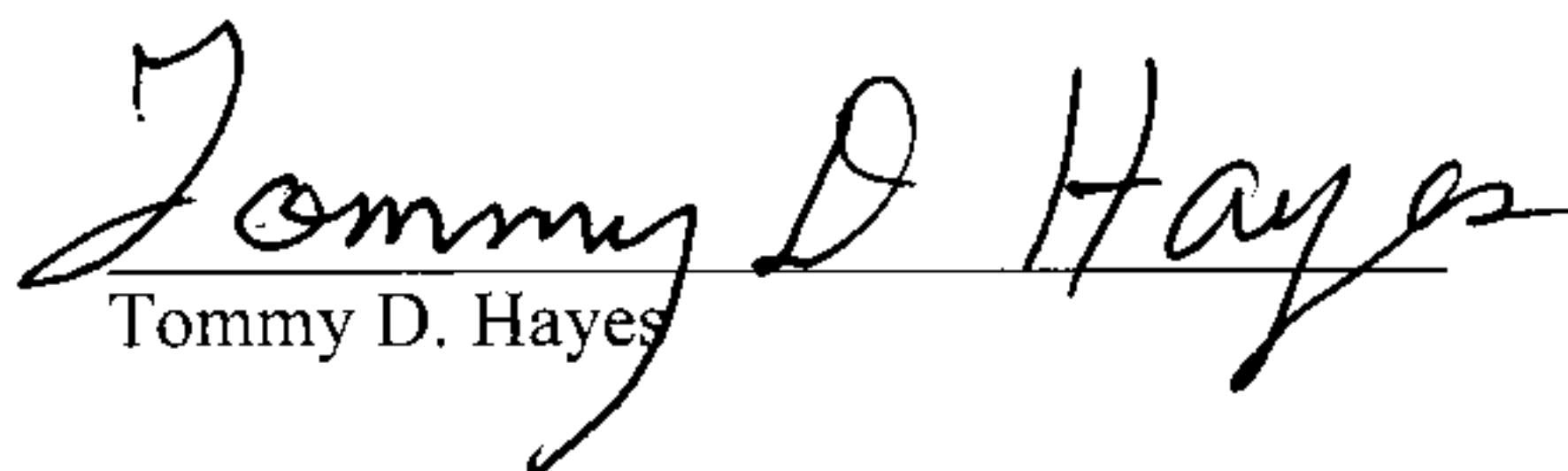
Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way and permits of record.

GRANTOR is the surviving grantee in deed recorded in Real Book 069, Page 955, in the Probate Office of Shelby County, Alabama.. The other grantee, Virginia P. Hayes, died some years ago while married to GRANTOR.

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 13th day of April, 2018.

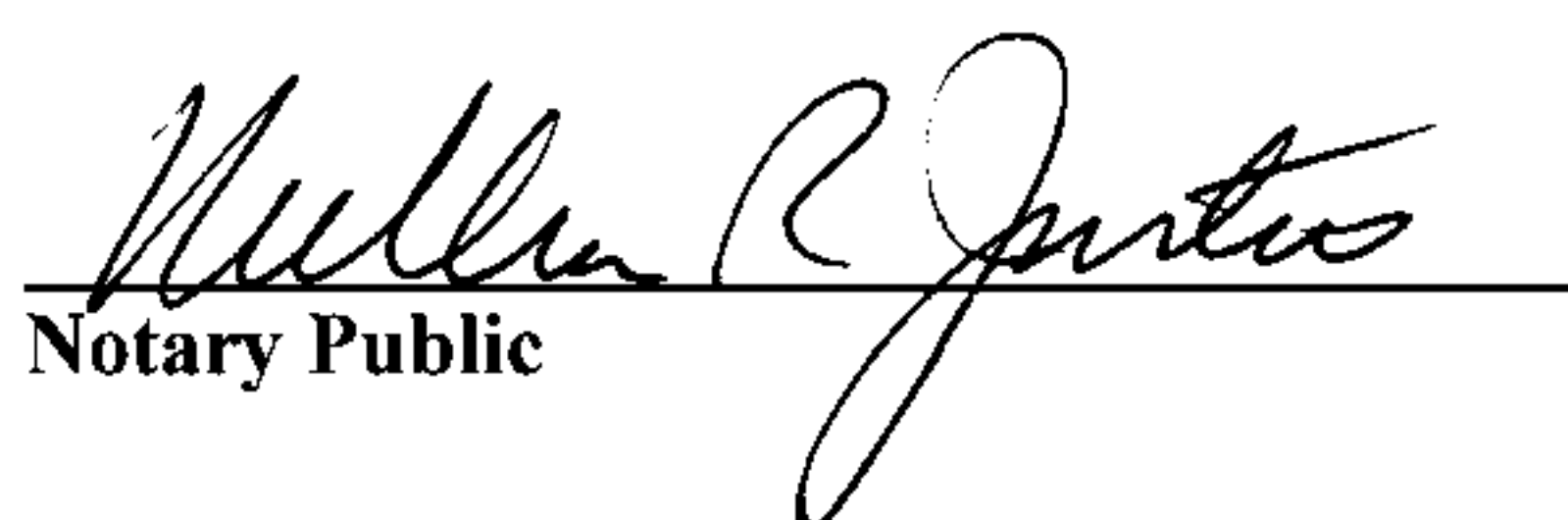

Tommy D. Hayes

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tommy D. Hayes, who 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 13th day of April, 2018.




Notary Public


My Commission Expires: 9-11-19

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the Northwesternly boundary line of Seaboard Coast Line Railroad Company's main track right-of-way at a point 150 feet Northwestwardly, measured at right angles from the center line of said main track and 76 feet Southwestwardly measured along said center line from its intersection with the center line of the main track of the Central of Georgia Railway; running thence Southwestwardly 273 feet to a point 82 feet Northwestwardly, measured at right angles from the center line of Seaboard Coast Line Railroad Company's main track; thence Southwestwardly 68 feet to a point 84 feet Northwestwardly measured at right angles from the last mentioned center line; thence Northwestwardly at right angles with said boundary line 66 feet to a point on said boundary line; thence Northeastwardly along said boundary line 342 feet, more or less, to the point of beginning. Containing 0.31 acres, more or less, and being shown on print of Seaboard Coast Line Railroad Company's Division Engineer's Drawing 4568-6, dated January 26, 1967, last revised February 18, 1977. Situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 East.

ALSO, Lots 1 through 8, Lots 9 through 17, in Block 17; and Lots 1 and 2 in Block 18; All and the total of said herein described lots according and diagramed on Brown's map of Arkwright, Alabama; said Brown's Map being recorded in Map Book 3, Page 5 in the Probate Office of Shelby County, Alabama.

T. D. H.


20180417000128790 2/3 \$80.00
Shelby Cnty Judge of Probate, AL
04/17/2018 02:17:17 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 : Tommy D. Hayes
Mailing Address P O Box 246
Vincent, AL 35178

Grantee's Name: Michael A. Hayes
Mailing Address: 242 Hwy 60
Vincent, AL 35178

Property Address: Hwy 62
Vincent, AL 35178

Date of Sale 4-13-18
Total Purchase Price \$ ~~58,940.00~~

or
Actual Value \$ _____

or
Assessor's Market Value \$ 58,940.00

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 - Deed transfer

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 4-13-18

Sign Tommy D Hayes
(Grantor/Grantee/Owner/Agent) circle one

Print Tommy D Hayes

☐ Unattested

(Verified by)

Form RT-1

