

This instrument was prepared by:  
(Name) Joseph E. Walden, Attorney at Law  
Address) P.O. Box 1610  
Alabaster, AL 35007

Send Tax Notice to:  
(Name) Leon Harrell  
(Address) P.O. Box 871  
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Forty-Eight Thousand and No/100s (\$48,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, Gary Bruce Hayes, as Personal Representative of the Estate of Steve Hayes, Jr., a.k.a. Steve J. Hayes, Jr., deceased, Shelby County, Alabama Probate Court Case No. PR-2018-000069,

(herein referred to as grantor) does grant, bargain, sell and convey unto

Leon Harrell and wife, Robin Harrell

(herein referred to as **GRANTEES**), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

See attached Exhibit "A" for legal description

None of the herein conveyed property constitutes any of the homestead property of any of the grantors.  
Subject to easements, restrictions, rights of way, liens and encumbrances of record.  
Subject to applicable zoning and subdivision regulations, if any.  
Subject to mineral and mining rights, if any.  
Subject to all taxes for 2019 and subsequent years which are a lien not yet payable.

Steve Hayes, Jr. was the sole surviving grantee of that certain deed from City Federal Savings and Loan Association, to Steve Hayes, Jr. and wife Johnnie M. Hayes, executed the 12<sup>th</sup> day of June, 1963 and recorded in Book 225, Page 674 in the Office of the Probate Judge of Shelby County, Alabama, on the 14<sup>th</sup> day of June, 1963, Johnnie M. Hayes having died on the 4<sup>th</sup> day of March, 1998 and Steve Hayes, Jr. having died on the 11<sup>th</sup> day of December, 2017.

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.


And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 11<sup>th</sup> day of January, ~~2018~~ 2019.

WITNESS

Gary Bruce Hayes (Seal) \_\_\_\_\_ (Seal)  
Gary Bruce Hayes, as Personal Representative  
of the Estate of Steve Hayes, Jr., a.k.a.  
Steve J. Hayes, Jr., Shelby County, Alabama,  
Probate Court Case No. PR-2018-000069

Shelby County, AL 01/16/2019  
State of Alabama  
Deed Tax: \$48.00

  
20190116000016750 1/4 \$73.00  
Shelby Cnty Judge of Probate, AL  
01/16/2019 08:15:25 AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Gary Bruce Hayes, as Personal Representative of the Estate of Steve Hayes, Jr., a.k.a. Steve J. Hayes, Jr., deceased, Shelby County, Alabama, Probate Court Case No. PR-2018-000069, 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 and with full authority he executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of January, 2019.

2019  
2018.

*Anna G. Wall*

Notary Public

**My Commission Expires:**

My Commission **July 7, 2021**




20190116000016750 2/4 \$73.00  
Shelby Cnty Judge of Probate, AL  
01/16/2019 08:15:25 AM FILED/CERT

Exhibit "A"

LEGAL DESCRIPTION

Commence at the NW Corner of the South ½ of the SE ¼ of the SW ¼ of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama; thence N89°26'01"E for a distance of 255.00'; thence S01°58'59"E for a distance of 164.88' to the POINT OF BEGINNING; thence S02°20'01"E for a distance of 41.46'; thence S01°53'49"E for a distance of 168.55'; thence N55°03'59"W for a distance of 131.29'; thence N01°35'41"W for a distance of 91.76'; thence N02°17'04"W for a distance of 118.24'; thence S55°03'59"E for a distance of 131.29' to the POINT OF BEGINNING.

Said Parcel containing 0.51 acres, more or less.

  
20190116000016750 3/4 \$73.00  
Shelby Cnty Judge of Probate, AL  
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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 Gary Hayes, Executor
Mailing Address P.O. Box 1287
Alabaster, AL 35007

Grantee's Name Leon Harrell
Mailing Address P.O. Box 871
Alabaster, AL 35007

Property Address 112 Cohill Dr.
Alabaster, AL 35007

Date of Sale
Total Purchase Price \$ 48,000.00
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
Sales Contract
[X] 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 1/11/19

Print Leon Harrell

Sign [Signature] / Joseph E. Wilder Atty
(Grantor/Grantee/Owner/Agent) circle one

Unattested (verified by)

Form RT-1

