

TITLE NOT EXAMINED BY THE PREPARER OF THIS DEED

SEND TAX NOTICE TO:

Brandon D'Vonta Haynes
Erin Crowe Haynes
2004 Cahaba Crest Drive
Birmingham, AL 35223

This instrument was prepared by:

Donald L. Colee, Jr.
1275 Centerpoint Parkway
Suite 100
Birmingham, AL 35215

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars that I, Erin Crowe Haynes, (hereinafter referred to as grantor), do hereby give, grant, bargain, sell and convey unto Erin Crowe Haynes and Brandon D'Vonta Haynes, (hereinafter referred to as grantees) as joint tenants with right of survivorship, the following described real estate in Shelby County, Alabama, to-wit:


Lot 77, according to the Survey of Altadena Woods, 2nd and 5th Sectors, as recorded in Map Book 10, Page 54 A & B, in the Probate Office of Shelby County, Alabama,

Subject to existing easements, current taxes, restrictions, set-back lines and right of ways, if any, of record.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claim of all persons.

Shelby County, AL 09/30/2019
State of Alabama
Deed Tax: \$128.00


20190930000357180 1/3 \$156.00
Shelby Cnty Judge of Probate, AL
09/30/2019 02:39:15 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13th day of September, 2019.


Erin Crowe Haynes

STATE OF ALABAMA)
)
SHELBY COUNTY)

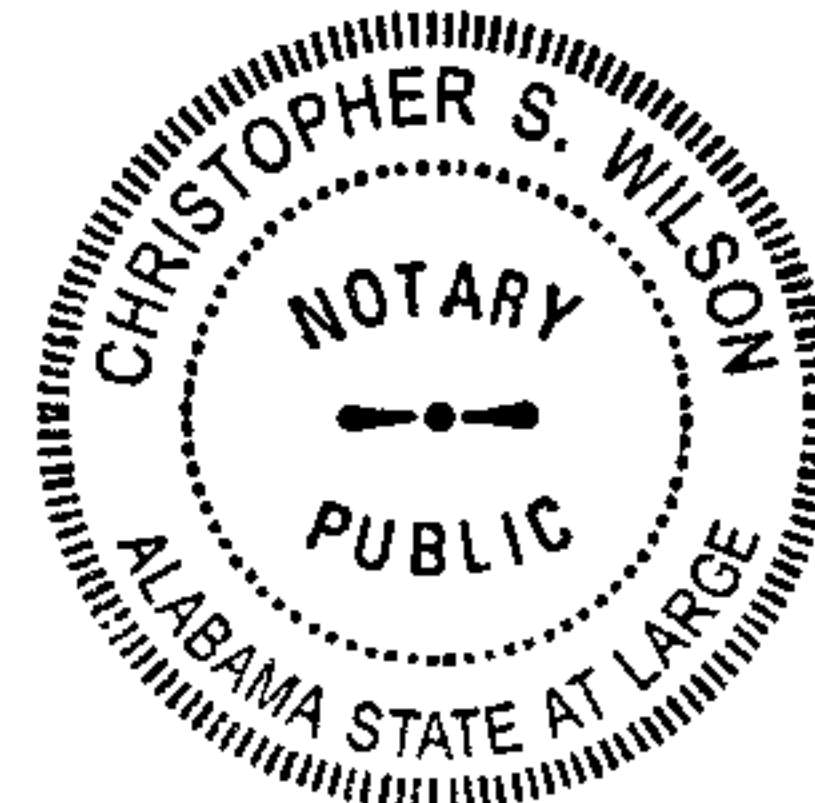
GENERAL ACKNOWLEDGMENT


I, Christopher S. Wilson, a Notary Public, in and for said county in said State, hereby certify that Erin Crowe Haynes, whose name is signed to the foregoing conveyance and who is known by me acknowledged before me on this day, that, being informed of the content of the conveyance of the above described property, executed the same voluntarily on the day the same the bears date

Given under my hand and official seal this 13th day of September, A.D., 2019.

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 1, 2020


Notary Public




20190930000357180 2/3 \$156.00
Shelby Cnty Judge of Probate, AL
09/30/2019 02:39:15 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 Erin Haynes
Mailing Address 2004 Cahaba Crest Dr
Birmingham AL 35242

Grantee's Name Brandon Haynes
Mailing Address 2004 Cahaba Crest Dr
Birmingham AL 35242

Property Address 2004 Cahaba
Crest Dr Birmingham
AL 35242

Date of Sale Sept 13 2019
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 256,000 1/2 - 128,000

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

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 _____

Print Brandon Haynes

Unattested

Sign Brandon Haynes

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20190930000357180 3/3 \$156.00
Shelby Cnty Judge of Probate, AL
09/30/2019 02:39:15 PM FILED/CERT