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03/02/2020 01:57:19 PM
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL 35244

SEND TAX NOTICE TO:
William A Hayes
1541 King Charles Ct.
Alabaster, AL 35007

WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two Hundred Five Thousand and 00/100 DOLLARS (\$205,000.00) to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, it

MH4 Investments, LLC.

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

William A Hayes and Kacey H Hayes, husband and wife

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 43, according to the map and survey of Kingwood, First Addition, as recorded in Map Book 6, page 90, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$201,286.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee as joint tenants, with right of survivorship their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said GRANTOR has hereunto set their signature and seal, this the 28th day of February, 2020.



MH4 Investments, LLC.
William R. Dickson, It's: Manager of Marketplace
Acquisitions, LLC, Managing Member of MH4
Investments, LLC.

STATE OF ~~ALABAMA~~ Michigan
COUNTY OF ~~Shelby~~ Wayne)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MH4 Investments, LLC. William R. Dickson, It's: Manager of Marketplace Acquisitions, LLC, Managing Member of MH4 Investments, LLC. whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the 28th day of February, 2020

SEAL



Notary Public
My Commission Expires: 3-1-2024

CASSANDRA M OTT
Notary Public, State of Michigan
County of Oakland
My Commission Expires Mar. 01, 2024
Acting in the County of Wayne

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>MH4 Investments, LLC.</u>	Grantee's Name	<u>William A Hayes and Kacey H Hayes</u>
Mailing Address	<u>380 E Jefferson Ave</u> <u>Demotom 48207</u>	Mailing Address	<u>1541 King Charles Ct.</u> <u>Alabaster, AL 35007</u>
Property Address	<u>1541 King Charles Ct.</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>February 28, 2020</u>
		Total Purchase Price	<u>\$205,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 February 28, 2020☐ Unattested

(verified by)

Print William DicksonSign William Dickson

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/02/2020 01:57:19 PM
 \$29.00 CHARITY
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Allen S. Bayl