

20200701000270850
07/01/2020 10:16:25 AM
DEEDS 1/3

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:
KYLE HAYES and wife, TANYA HAYES
80 COUNTY ROAD 1072
THORSBY, ALABAMA 35171

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of NINETY THOUSAND AND NO/100 DOLLARS (\$90,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, DEBORAH L. KEY, a married woman, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto KYLE HAYES and wife, TANYA HAYES, (herein referred to as Grantees) as joint tenants 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:

Lot 18-A of a resurvey of Lot 18 of Paradise Cove Phase 1 and as now shown and recorded in Map Book 27 Page 93, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2020, which are a lien but not yet due and payable until October 1, 2020.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 365, Page 667, Map Book 15 Page 77, and Map Book 27 Page 93 in the Probate Office.
3. A 35 foot building setback line from Paradise Cove Lane as recorded in Map Book 27 Page 93.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 241 Page 838, Deed Book 143 Page 444, and Deed Book 133 Page 281 in the Probate Office.
5. Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 337 Page 673 in the Probate Office.
6. 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 Deed Book 330 Page 855 and Deed Book 337 Page 673 in the Probate Office.
7. Riparian and other rights created by the fact that the land fronts on Lay Lake.
8. Flood rights of Alabama Power Company as set out in Deed Book 241 Page 838 and Deed Book 246 Page 714 in the Probate Office.

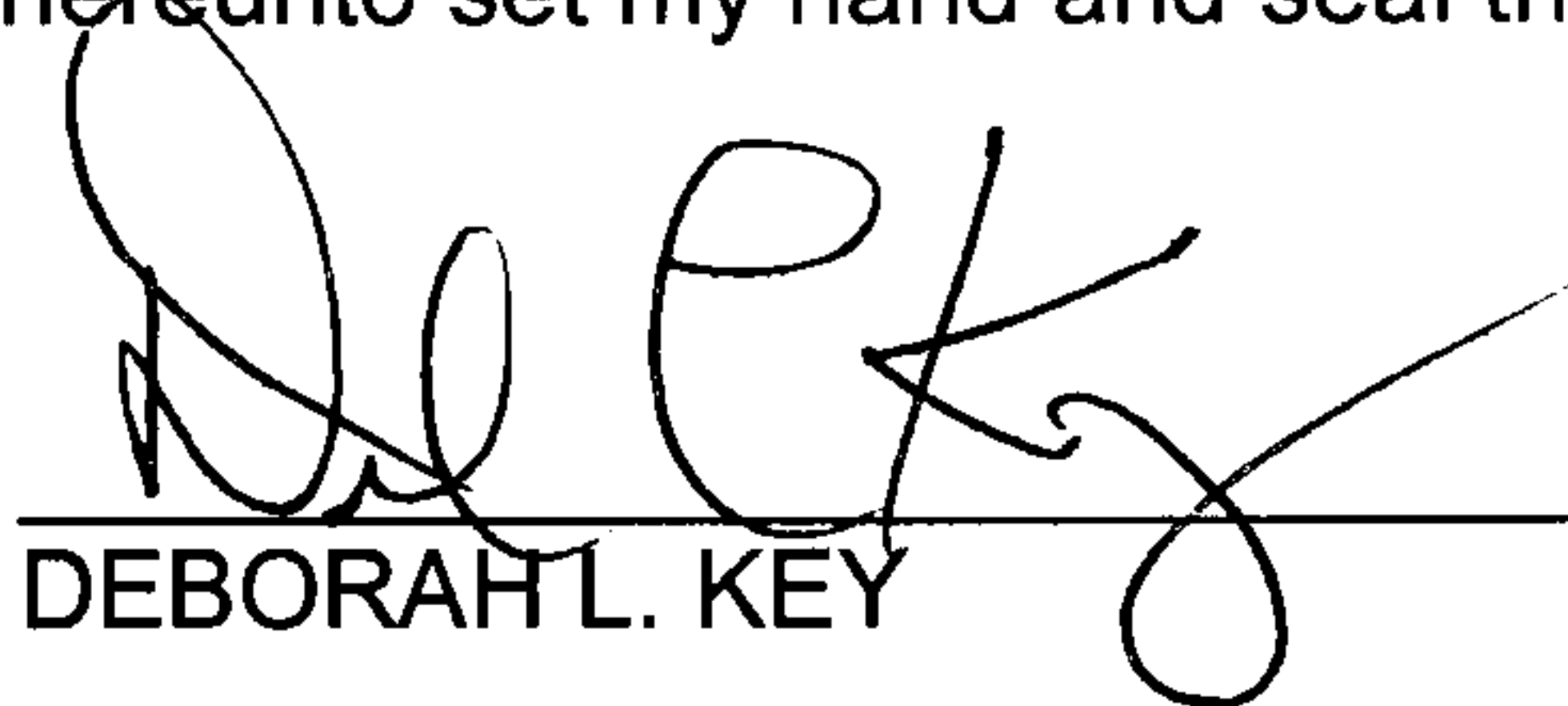
9. 60' Ingress/Egress drainage easement through the lot less and except any portion lying within Lay Lake.

The hereinabove stated consideration does not constitute a part of the homestead of the hereinabove named grantor and/or her spouse.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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, together with every contingent remainder and right or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, 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 claims of all persons.

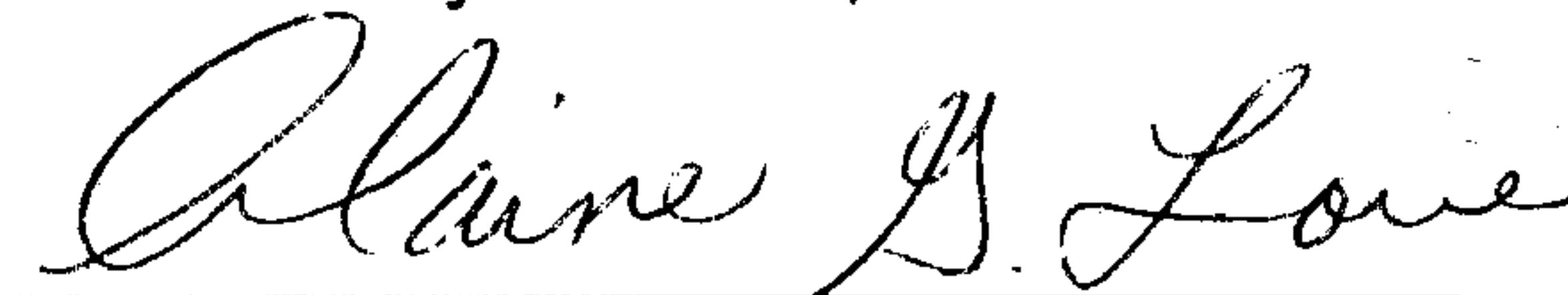
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19TH day of JUNE, 2020.


DEBORAH L. KEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that DEBORAH L. KEY, a married woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19TH day of JUNE, 2020.


NOTARY PUBLIC
My Commission Expires: 10/31/2023

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Grantor's Name:

DEBORAH L. KEY

Mailing Address:

3004 ARBOR BEND

HOOVER, ALABAMA 35244

Property Address:

1120 Paradise Cove Lane

Wilsonville, AL 35186

Grantee's name:

KYLE HAYES and wife, TANYA HAYES

Mailing Address:

80 COUNTY ROAD 1072

THORSBY, ALABAMA 35171

Date of Sale: JUNE 19, 2020

Total Purchase Price: \$90,000.00

or

Actual Value

or

Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2020 10:16:25 AM
\$118.00 CHARITY
20200701000270850

Allen S. Bayl