

Send tax notice to:
RICHARD KEITH HAYWALD
5920 HWY 51
WILSONVILLE, AL, 35186

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA

2020136T

SHELBY COUNTY

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **TONIA WARD SHORE, AS CONSERVATOR IN THE MATTER OF LOIS MAXINE WARD, A PROTECTED PERSON, AS SHOWN IN SHELBY COUNTY PROBATE CASE # PR-2015-000035** whose mailing address is: 9309 Hwy 51 Westover AL 35147 (hereinafter referred to as Grantor) in hand paid by **RICHARD KEITH HAYWALD and JESSICA M HAYWALD** whose property address is: **5920 HWY 51, WILSONVILLE, AL, 35186** (hereinafter referred to as Grantees), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the S ½ of the NE ¼ of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the SE ¼ of the NE ¼ of said Section 5; thence run East along the North line of said ¼ - ¼ section a distance of 530.0 feet; thence right 93°25'56" and run in a southerly direction a distance of 246.83 feet; thence right 66°18'01" and run in a southwesterly direction a distance of 229.33 feet; thence right 24°35'30" and run in a westerly direction a distance of 298.62 feet; thence left 4°58'05" and run in a southwesterly direction a distance of 26.72 feet to a point on the east ROW line of Shelby County Road #51; Thence right 90°12'10" and run in a northwesterly direction along the east line of said ROW a distance of 326.26 feet to a point on the north line of the SW ¼ of the NE ¼ of said Section 5; Thence right 106°19'45" leaving said ROW. Run in an easterly direction along said ¼ - ¼ line, a distance of 111.84 feet to the Point of Beginning.

Lois Maxine Ward is one and the same as Lois M. Ward, grantee of that certain Warranty Deed recorded in Instrument #20110909000266430 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Less and except any portion of subject property lying in an existing road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Certification of Annexation Ordinance recorded in Instrument #20070104000004020.

\$313,844.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, TONIA WARD SHORE AS CONSERVATOR FOR LOIS MAXINE WARD, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 10th day of September, 2020.

*Tonia Ward Shore as
conservator in the matter of
Lois Maxine Ward, a protected person*

TONIA WARD SHORE AS CONSERVATOR IN
THE MATTER OF LOIS MAXINE WARD, A
PROTECTED PERSON

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TONIA WARD SHORE, whose name as CONSERVATOR in the Matter of Lois Maxine Ward, a Protected Person, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as said Conservator, and with full authority, executed the same voluntarily for and as the act of the Conservatorship.

Given under my hand and official seal this the 10th day of September, 2020.

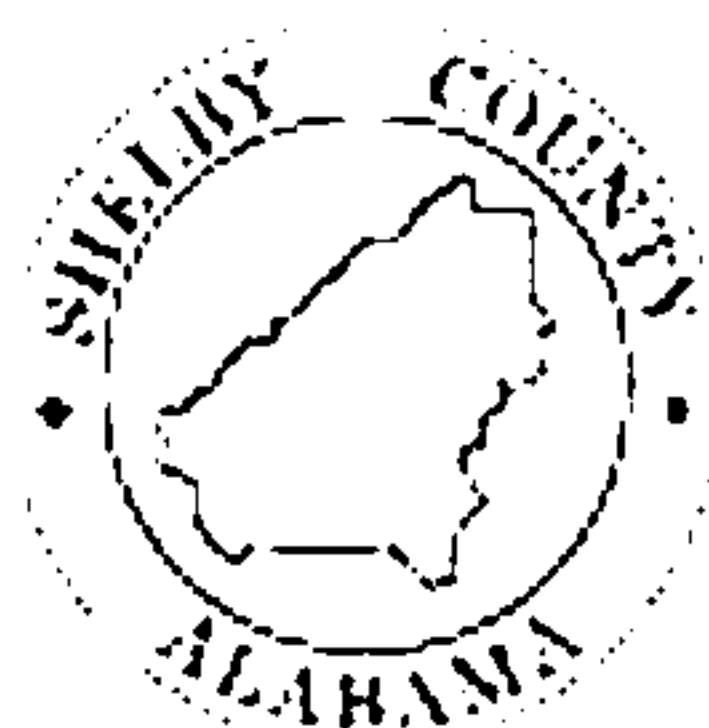


Mary Martin

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2020 09:31:52 AM
\$36.50 JESSICA
20200916000413920

Alvin S. Bayl