

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Two Hundred Twenty-One Thousand Five Hundred and 00/100 Dollars (221,500.00), as determined by the Contract of Sale, and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JONATHAN HAYES AND WIFE, AMY HAYES** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **TREVIN LAMAR GREEN AND SHAREITTA BYLENGA TWYMAN** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

All that certain lot or parcel of land situated in the **County of Shelby**, State of Alabama, and being more particularly described as follows:

Lot 49, according to the Map of Farmingdale Estates, Sector 3, as recorded in Map Book 37, Page 77, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.


1. Restrictions recorded in Instrument #2002-56469 in the Probate Office of Shelby County, Alabama.


\$ 217,487.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 21st day of December, 2020.

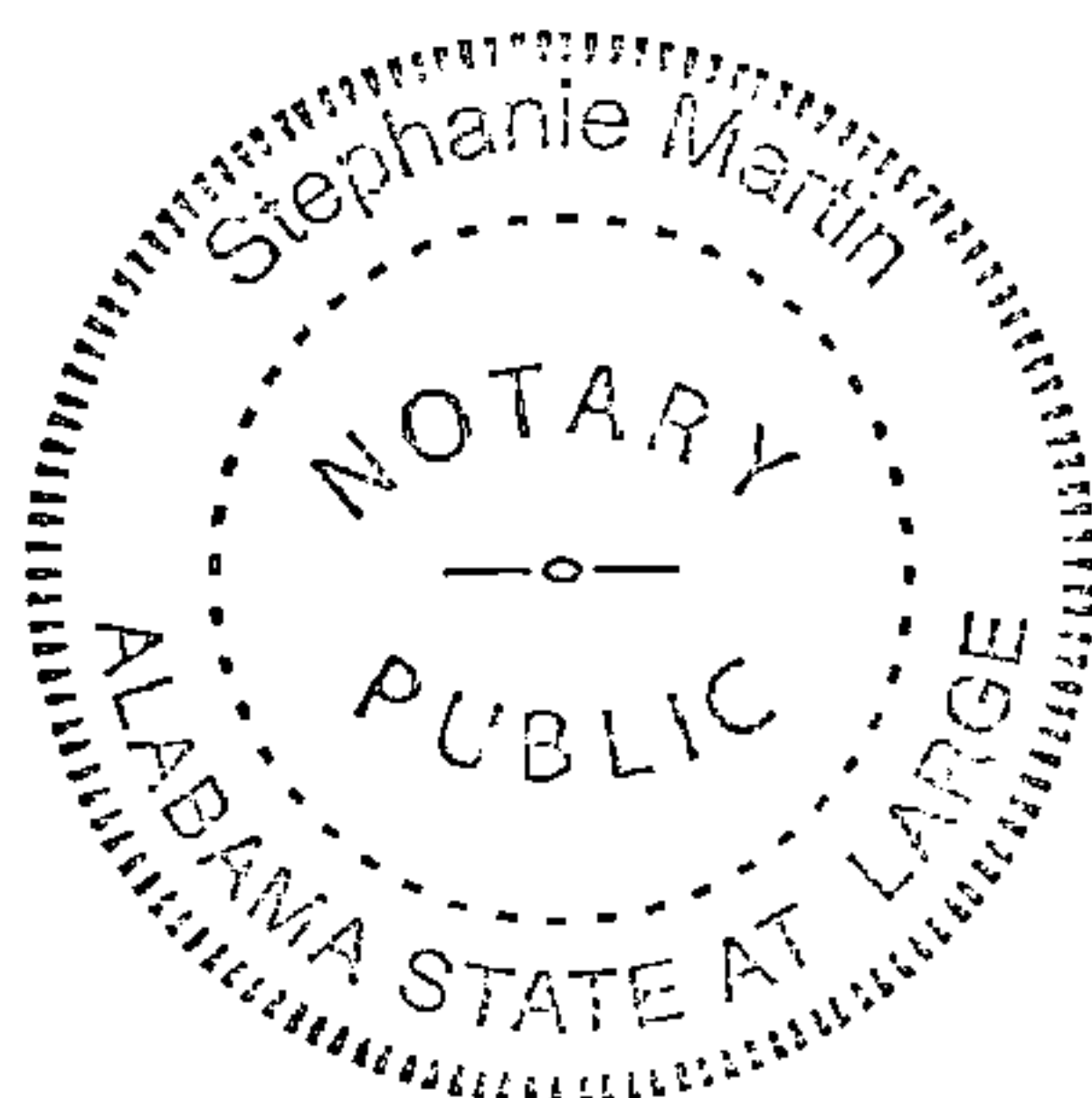
_____{L.S.}
Jonathan Hayes

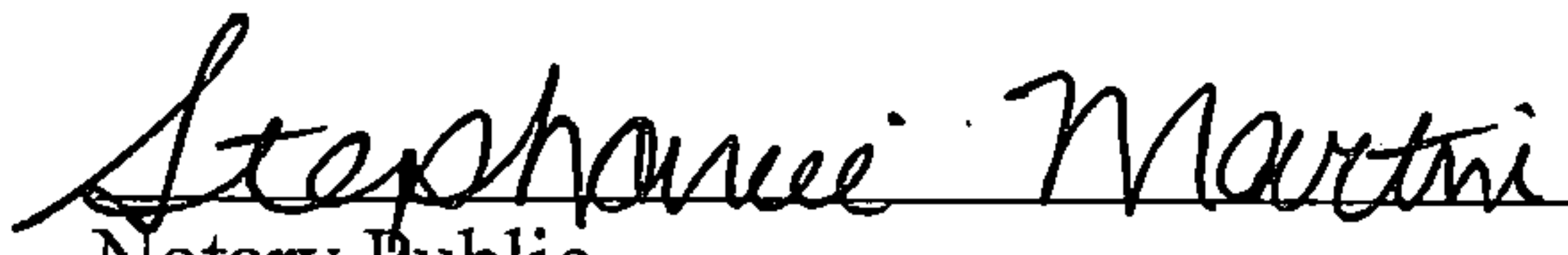
_____{L.S.}
Amy Hayes

STATE OF ALABAMA
COUNTY OF CALHOUN

I, the undersigned notary public, in and for said county and state, hereby certify that **Jonathan Hayes and Amy Hayes**, whose names are signed to the foregoing conveyance, and who 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 seal this 21st day of December, 2020.



_____
Notary Public
My commission expires 7-16-23



20201223000590550 2/2 \$29.50
Shelby Cnty Judge of Probate, AL
12/23/2020 02:16:26 PM FILED/CERT

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).

GRANTORS' MAILING ADDRESS:

325 Brandy Ln.
Harpersville, AL 35078

GRANTEE'S MAILING ADDRESS:

234 Farmingdale Trc
Harpersville, AL 35078

PROPERTY ADDRESS:

234 Farmingdale Trc
Harpersville, AL 35078

THIS INSTRUMENT PREPARED BY:

Brandy K. Pearson, Atty at Law
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Rainbow City, AL 35906
Phone: (256)442-0477 / Fax: (256)442-0479
File # 2020969

Shelby County, AL 12/23/2020
State of Alabama
Deed Tax: \$4.50