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02/24/2022 01:33:53 PM

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

DEEDS 1/2

Send Tax Notice To:  
Sean Wesley Haygood  
161 Berkshire Manor Cir.  
Alabaster, AL 35007

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Thirty Thousand Dollars and No Cents (\$330,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**The Estate of Mary Frances Vines, Shelby County Probate Case No. PR-2022-000025, and Katheryn Ann Vines Mullins, an unmarried woman, Jimmy Thomas Vines, Jr., a married man, Martin Del Vines, a married man, Richie Keith Vines, a married man, and Barry Christopher Vines, Sr., a married man, in their capacity as beneficiaries, whose mailing address is:**

**161 Berkshire Manor Cir., Alabaster, AL 35007**

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

**Sean Wesley Haygood, whose mailing address is: 4978 Top Royal Lane, Jacksonville, FL 32277**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 161 Berkshire Manor Cir., Alabaster, AL 35007** to-wit:

Lot 16, according to the Survey of Weatherly Berkshire Manor, Sector 19, as recorded in Map Book 24, page 43, Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$300,162.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The above described property does not constitute the homestead of the grantors, nor that of any respective spouse, neither is it contiguous thereto.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 (we) have hereunto set my/our hand(s) and seal(s) this the 23rd day of February, 2022.

The Estate of Mary Frances Vines, deceased

Barry Christopher Vines, Sr., PR

Barry Christopher Vines, Sr., Personal Representative

Katheryn Ann Vines Mullins

Katheryn Ann Vines Mullins, as Individual

Jimmy T. Vines, Jr.

Jimmy Thomas Vines, Jr., as Individual

Martin Del Vines

Martin Del Vines, as Individual

Richie Keith Vines

Richie Keith Vines, as Individual

Barry Christopher Vines, Sr.

Barry Christopher Vines, Sr., as Individual

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Barry Christopher Vines, Personal Representative of The Estate of Mary Frances Vines, deceased, Katheryn Ann Vines Mullins, Jimmy Thomas Vines Jr., Martin Del Vines, Richie Keith Vines, and Barry Christopher Vines Sr., 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 he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of February, 2022.

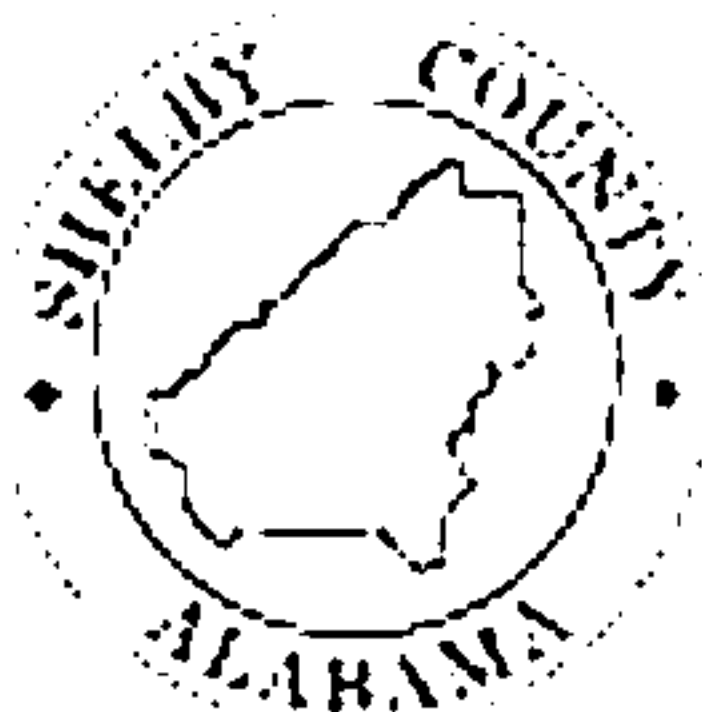
Cassy L. Dailey

Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

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\$60.00 JOANN

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Allen S. Bayl