


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051


20230131000025270 1/3 \$32.50
Shelby Cnty Judge of Probate, AL
01/31/2023 10:34:39 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, and the exchange of like kind property, the undersigned Ross A. Hayes aka Ross Hayes, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto James Castleberry (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the Northwest corner of Lots 9 of Block 16 as shown on the Map of Arkwright Subdivision, in Map Book 3, Page 5, in the Probate Office of Shelby County, Alabama, on the South right of way line of Shelby County Highway No. 62, and run West along said South right of way line a distance of 15 feet; thence turn left and run Southeasterly to the Southwest corner of Lot 16 of Block 16 of said Arkwright Subdivision being a point on the North line of vacated Broadway Street; thence turn left and run north along the West lines of said Lots 16 and 9 to the point of beginning. The parties retain the right to use a non-exclusive easement for ingress, egress, and utilities over and across the existing unimproved road or drive as now located within the boundaries of vacated Broadway Street.

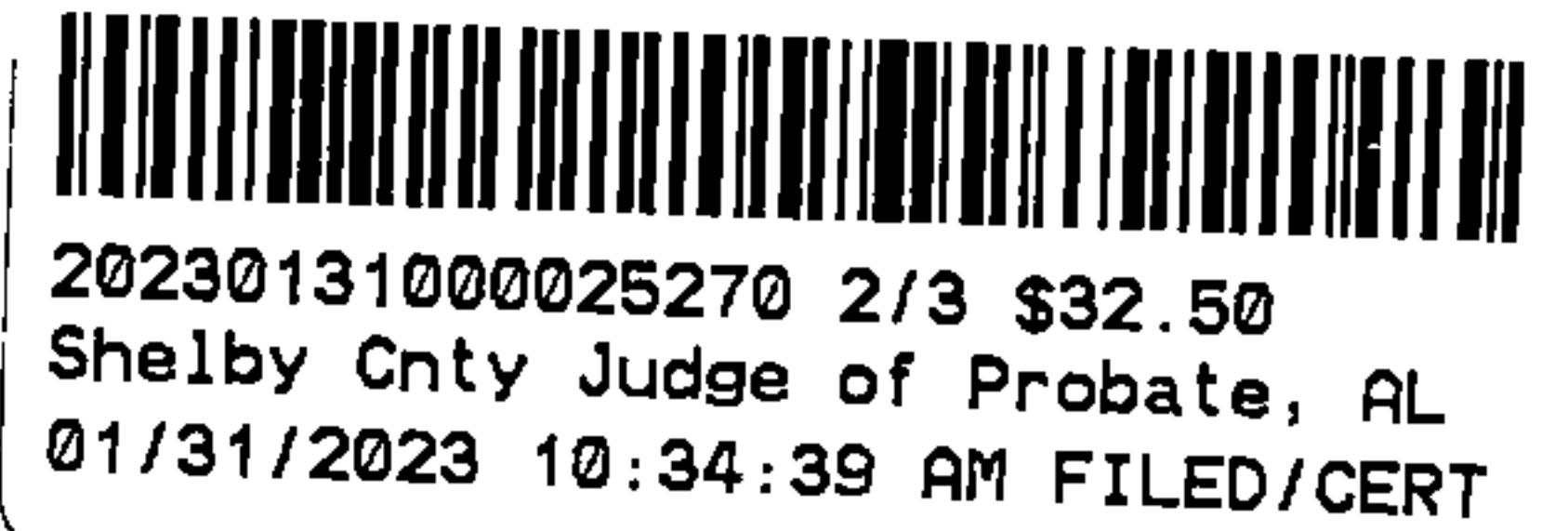
Subject to easements and rights of way of record and as appearing on the ground.

TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and his heirs and assigns that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and his heirs and assigns forever against the lawful claims of all

Shelby County, AL 01/31/2023
State of Alabama
Deed Tax: \$4.50

persons.



IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
7th day of October, 2022.

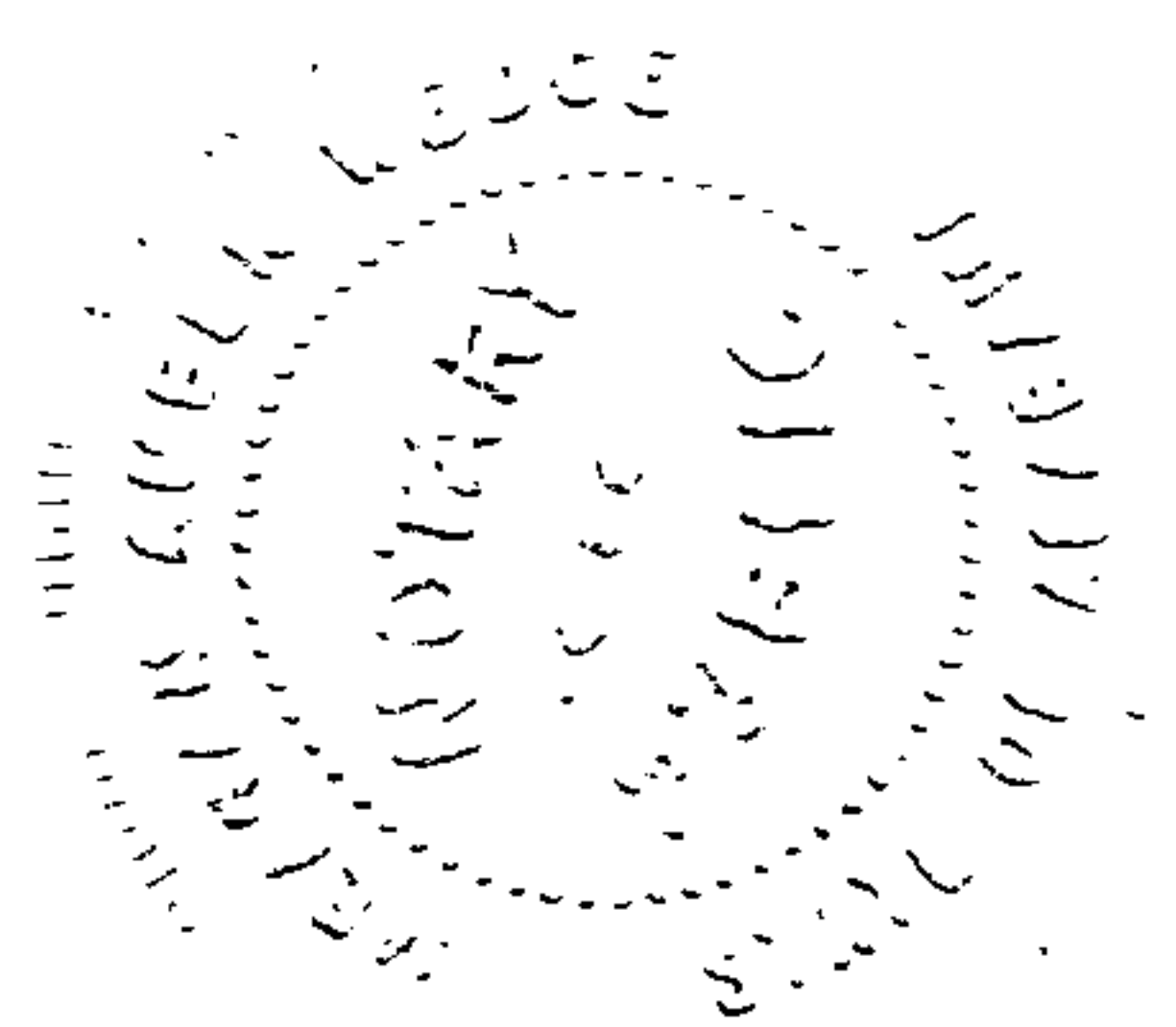
Ross A. Hayes
Ross A. Hayes

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ross A. Hayes, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October, 2022.

Heagan Amber Wadge
Notary Public
My commission expires: 8/26/2025



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ross A. Hayes
Mailing Address 7267 Hwy 62
Vincent, AL 35178

Grantee's Name James Castleberry
Mailing Address 7301 Hwy 62
Vincent, AL 35178

Property Address Hwy 62 Vincent, AL

Date of Sale _____
Total Purchase Price \$4,400.00

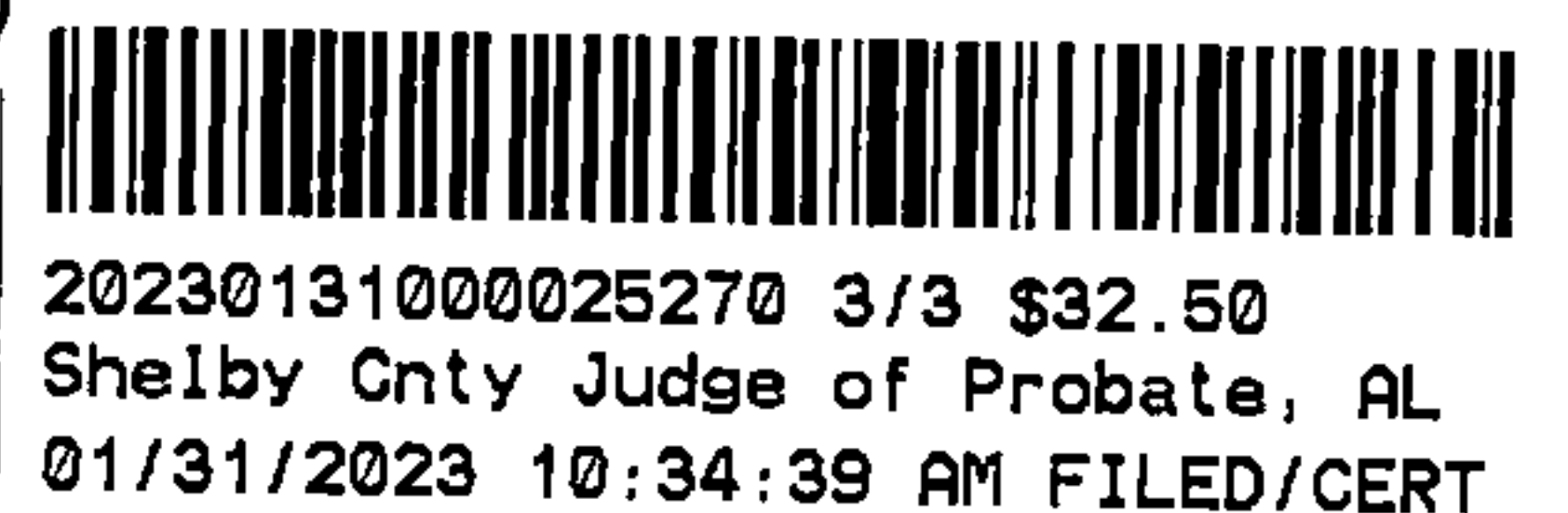
or
Actual Value \$

or
Assessor's Market Value \$

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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 _____

Print JIM Castleberry

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by) _____