

This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
George Mullins
Cindy Mullins
7673 Old Village Circle
Germantown, TN 38138

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Thousand and No/100 DOLLARS (\$180,000.00)**, to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, **David Michael Hayes, as Personal Representative of the Estate of David Charles Hayes, deceased, Case No. PR-2023-001015 in the Probate Court of Shelby County, Alabama and David Michael Hayes, a Married man and Gregory Alan Hayes, a Married man**, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **George Mullins and Cindy Mullins**, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Unit 120, according to the survey of Sterling Oaks Condominium, as Condominium in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 20040701000364590, and Articles of Incorporation of Sterling Oaks Owners Association, Inc., as recorded in Exhibit C of the Declaration of Condominium, and the By- Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map Book 33, page 101 A through D, in the Probate Office of Shelby County, Alabama.

The property described herein is not the homestead of the grantors or their spouses.

SUBJECT TO:

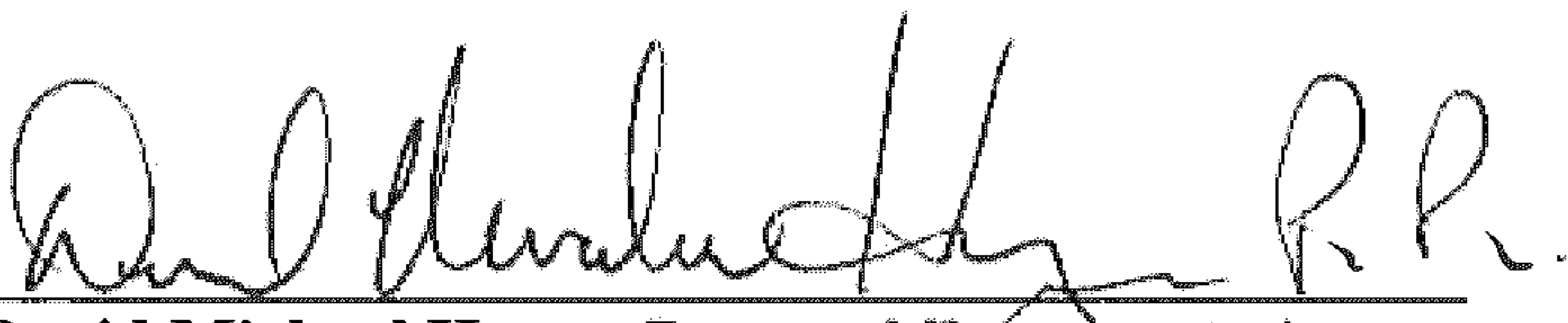
1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

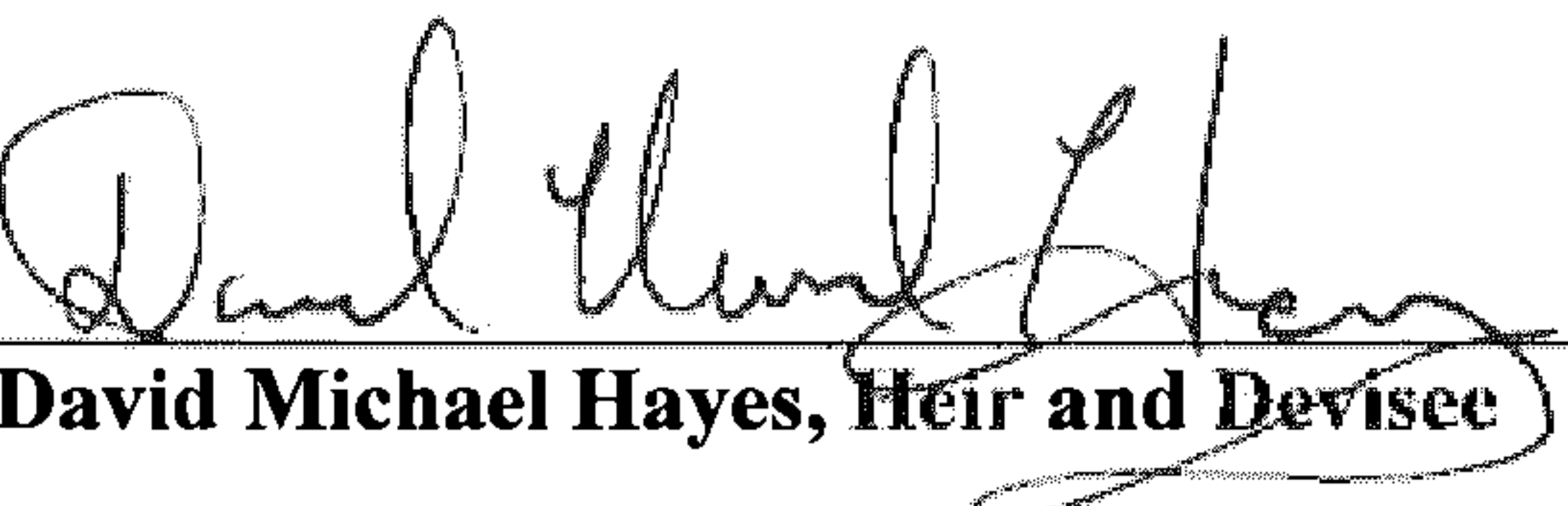
TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), David Michael Hayes, Administrator of the Estate of David Charles Hayes and David Michael Hayes, as Heir and Devisee, the undersigned hereunto set my (our) hand(s) and seal(s) this 16th day of November, 2023.

Estate of David Charles Hayes, deceased, Case No. PR-2023-001015, in the Probate Office of Shelby County, Alabama.

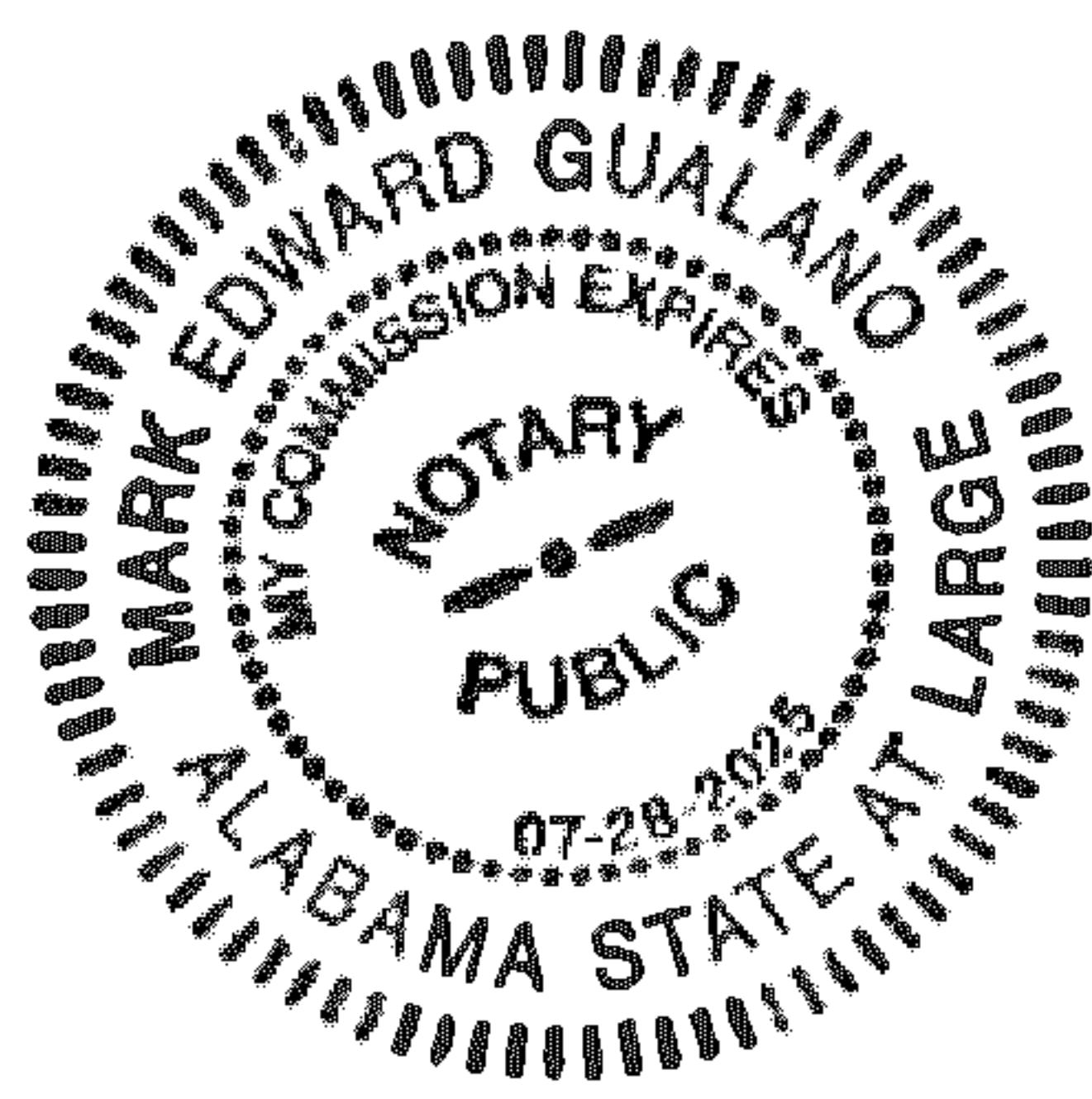
By: 
David Michael Hayes, Personal Representative

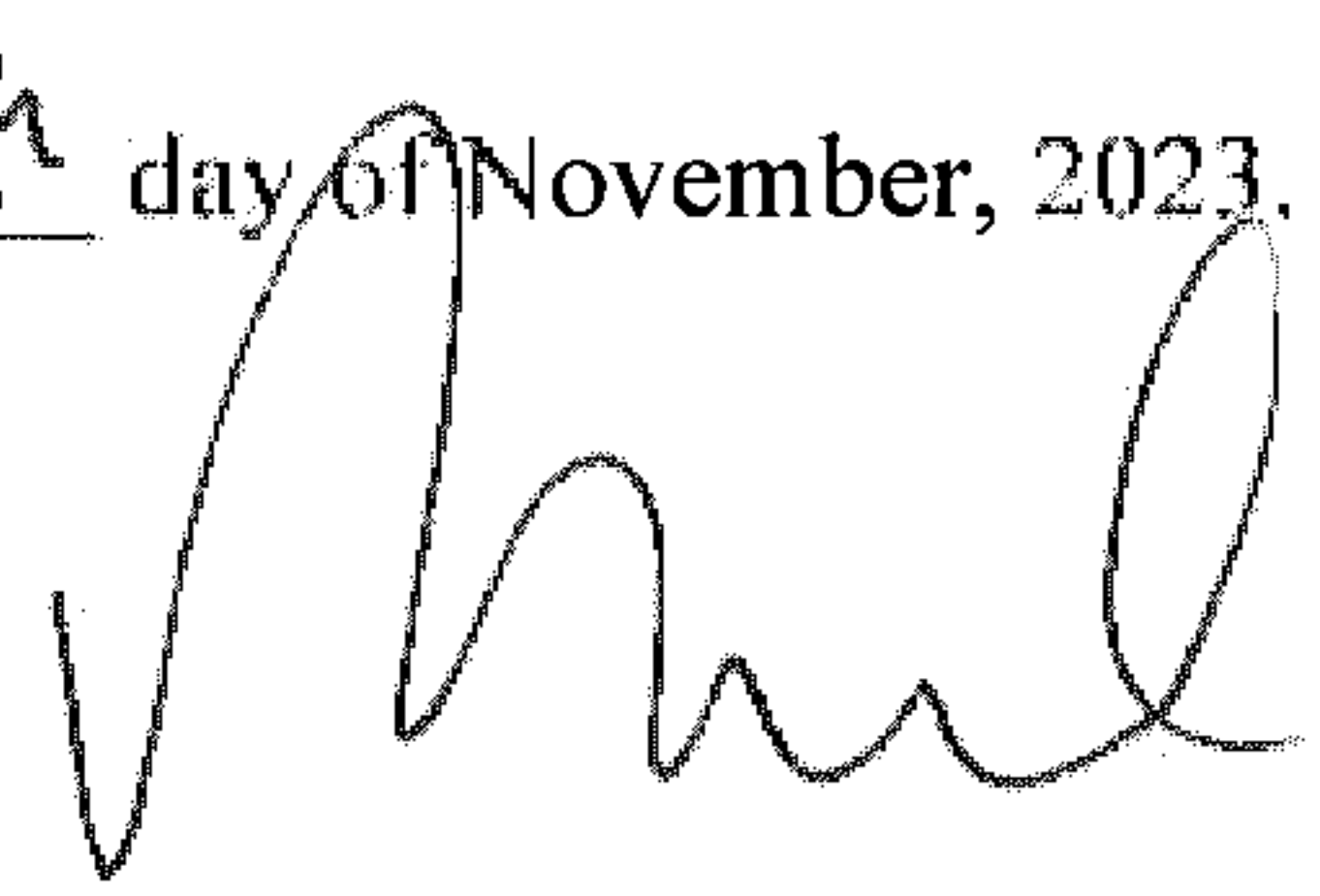
By: 
David Michael Hayes, Heir and Devisee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that David Michael Hayes as Personal Representative of the Estate of David Charles Hayes, deceased, Case No PR-2023-001015, in the Probate Court of Shelby County, Alabama and Charles Michael Hayes, as Heir and Devisee 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 as such Personal Representative, Heir and Devisee and with full authority, executed the same voluntarily for and as the act of said David Michael Hayes, as Personal Representative of the Estate of David Charles Hayes, deceased, Case No PR-2023-001015, in the Probate Court of Shelby County, Alabama

Given under my hand and official seal this 16th day of November, 2023.




Notary Public
My commission expires: 7/28/25

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this
9 day of November, 2023.

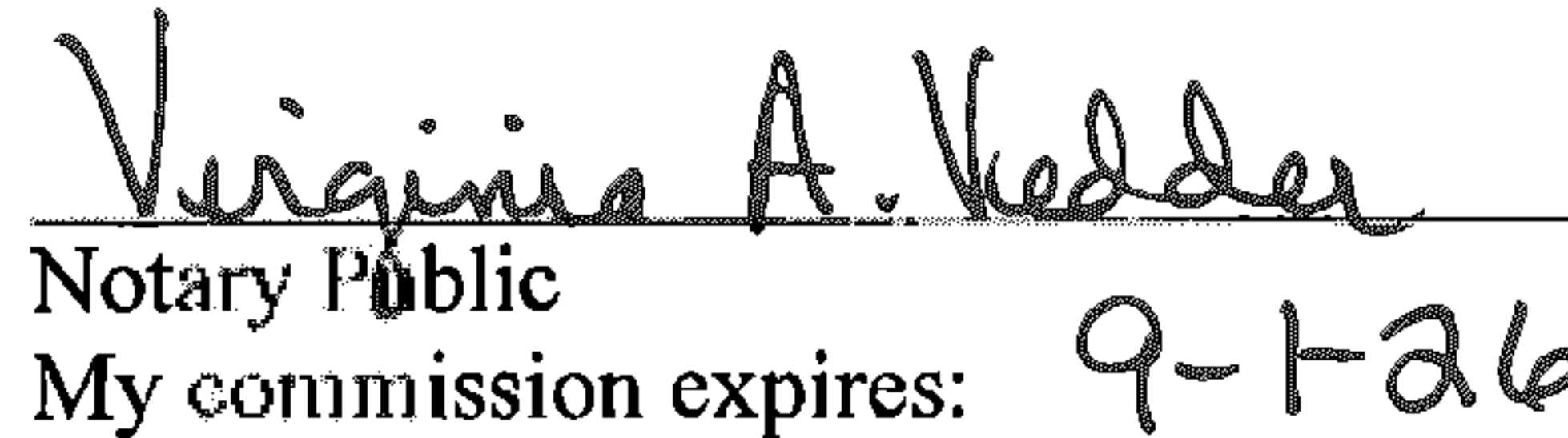


Gregory Alan Hayes, Heir and Devisee

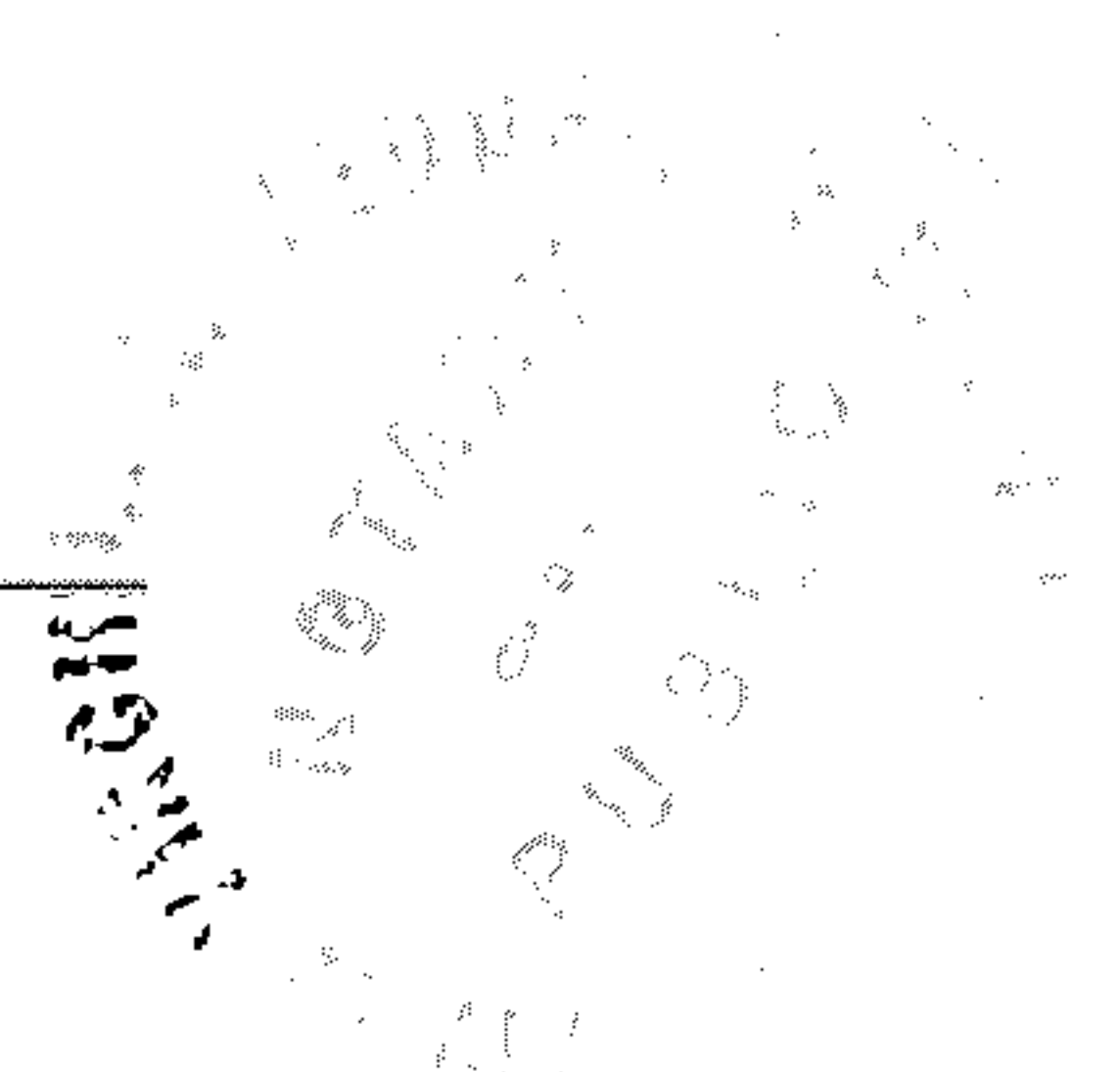
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gregory Alan 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 and as his act on the day the same bears date.

Given under my hand and official seal this 9th day of November, 2023.



Notary Public
My commission expires: 9-1-26



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Estate of David Charles Hayes,
deceased, Case No.
PR-2023-001015, in the Probate
Court of Shelby County, Alabama.

Mailing Address 845 Mountain Branch Dr
Vi Starna, AL 35226

Property Address 120 Sterling Oaks Dr.
Hoover, AL 35244

Grantee's Name George Mullins
Cindy Mullins

Mailing Address 7673 Old Village Circle
Germantown, TN 38138

Date of Sale 11/16/2023
Total Purchase Price \$180,000.00

or

Actual Value _____

or

Assessor's Market Value _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2023 08:50:36 AM
\$213.00 PAYGE
20231117000337160

Allen S. Bayl

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
 X 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 of 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 November 16, 2023

Print David Michael Hayes, Personal Representative

 Unattested

Sign *David Michael Hayes*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1