

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
Zachary and Stephanie Haynes
1195 Country Club Circle
Birmingham AL 35244

GENERAL WARRANTY DEED
With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of FIVE HUNDRED FIFTY THOUSAND AND 00/100 (\$550,000.00), and other good and valuable consideration in hand paid to John Frederick Russell, as Personal Representative of The Estate of James Jerdan Bullard, deceased, Probate Case No. PR-2022-000907, in the Probate Court of Shelby County, Alabama and John Frederick Russell as Trustee of The James Jerdan Bullard Revocable Trust, dated February 5, 1999 (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Zachary P. Haynes and Stephanie W. Haynes, husband and wife (hereinafter referred to as "Grantee(s)"), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2333, according to the Survey of Riverchase Country Club, 23rd Addition, as recorded in Map Book 10, Page 11 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Tena Nesmith Simmons died on or about November 1, 2022, and Jeana Nesmith Russell died on August 16, 2023. They were the stepdaughters of James Jerdan Bullard.

\$250,000.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I, John Frederick Russell, do for myself as Personal Representative, and for the heirs, executors, administrators and each and every interested party in the Estate of Maxine Childers Odom, deceased Probate Case PC2011-120, and as Trustee of The James Jerdan Bullard Revocable Trust, dated February 5, 1999, covenant with the said Grantee, her heirs and assigns, that the estate and trust are lawfully seized in fee simple of said premises and I am authorized to convey the same by virtue of my appointments; that they are free from all encumbrances, unless otherwise noted above; that as Personal Representative and Trustee, I have good right to sell and convey the same as aforesaid; that I will, and the heirs, executors and administrators of the Estate of Maxine Childers Odom, deceased, Probate Case PC2011-120 and The James Jerdan Bullard Revocable Trust, dated February 5, 1999, 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, John Frederick Russell has set the hand and seal of the Grantors on this, the 3rd day of May, 2024.

The Estate of James Jerdan Bullard, deceased, Probate Case No. PR-2022-000907, in the Probate Court of Shelby County, Alabama.

By: John Frederick Russell
John Frederick Russell, Personal Representative

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that John Frederick Russell, whose name as Personal Representative of The Estate of James Jerdan Bullard, deceased, Probate Case No. PR-2022-000907, in the Probate Court of Shelby County, Alabama. 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, in his capacity as such Personal Representative executed the same voluntarily on the day the same bears date..

Given under my hand and official seal this 3rd day of May, 2024.

Notary Public _____
My Commission Expires: _____

The James Jerdan Bullard Revocable Trust, dated February 5, 1999

By: John Frederick Russell
John Frederick Russell, Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that John Frederick Russell, whose name as Trustee of The James Jerdan Bullard Revocable Trust, dated February 5, 1999 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, in his capacity as such Trustee executed the same voluntarily on the day the same bears date..

Given under my hand and official seal this 3rd day of May, 2024.

Notary Public
My Commission Expires:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/03/2024 02:10:58 PM
 \$330.00 BRITTANI
 20240503000130220

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name John Frederick Russell, Personal
Representative of The Estate of James Jerdan Bullard, deceased,
Probate Case No. PR-2022-000907, in the Probate Court of Shelby
County, Alabama.

Grantee's Name Zachary P. Haynes and Stephanie W.
Haynes

Mailing Address 1195 Country Club Circle
Birmingham, AL 35244

Mailing Address 1195 Country Club Circle
Birmingham, AL 35244

Property Address 1195 Country Club Circle
Birmingham, AL 35244

Date of Sale May 3, 2024
 Total Purchase Price \$550,000.00
 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 5/3/24

Print Jerry Morris

Unattested

(verified by)

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