

SEND TAX NOTICE TO:
Elizabeth Dianna Haynie

20240829000269890
08/29/2024 11:32:44 AM
DEEDS 1/3

This instrument prepared by:
Frank Steele Jones
Regency Title & Closing, LLC
500 Southland Drive, Suite 230
Hoover, Alabama 35226

WARRANTY DEED

State of Alabama)
) KNOW ALL MEN BY THESE PRESENTS:
Shelby County)

That in consideration of **Two Hundred and Thirty-Five Thousand Dollars and Zero cents (\$235,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **The Estate of Richard W. Thomas, deceased, Probate Case #2024-000518** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Elizabeth Dianna Haynie** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 87, according to Indian Highlands, Third Sector, as shown by Map recorded in Map Book 6, Page 28, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the year 2024, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

\$205,000.00 of the above referenced purchase price was paid for with mortgage(s) executed simultaneously herewith.

Restrictions, covenants and conditions as set out in Misc. Book 9, Page 208 and Deed Volume 236, Page 898.

Right-of-way granted to Alabama Power Company recorded in Volume 285, Page 797 and Volume 242, Page 791

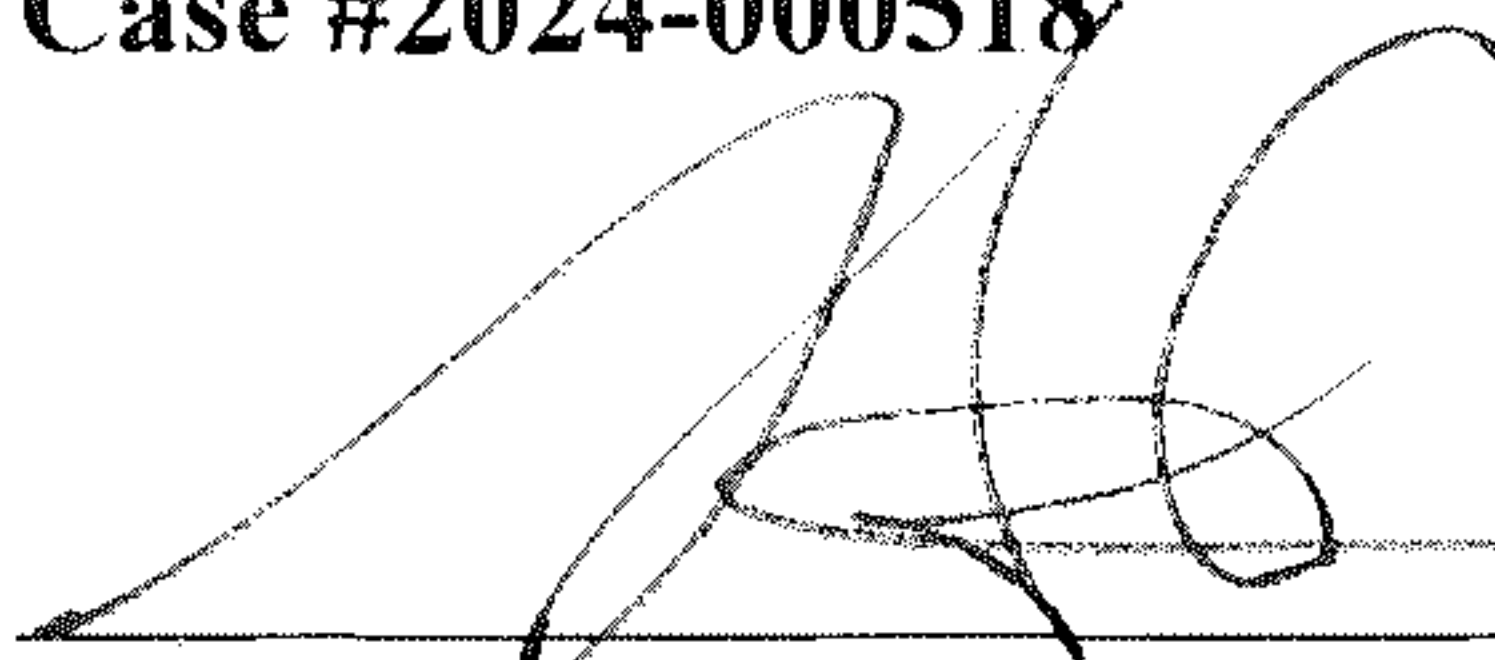
Agreement with Alabama Power Company recorded in Misc. Book 9, Page 461 and Misc. Book 9, Page 244.

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 28 day of August, 2024.

**The Estate of Richard W. Thomas, deceased, Probate
Case #2024-000518**



(SEAL)
By: Stephen L. Sexton, Personal Representative



(SEAL)
By: William Ross, Personal Representative
G.

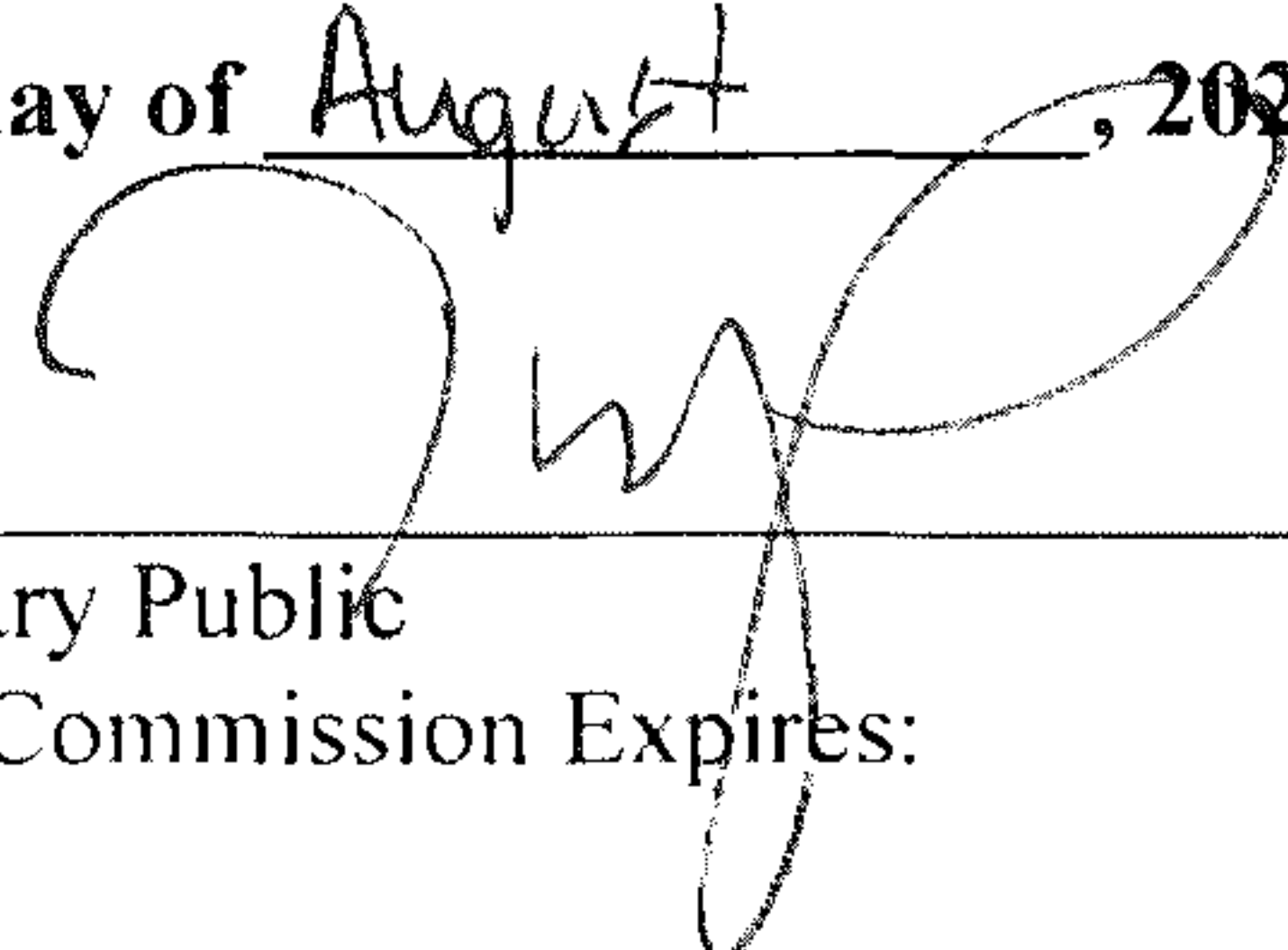
State of Alabama)
)
Shelby County)

General Acknowledgment

I, Frank Steele Jones, a Notary Public in and for said County, in said State, hereby certify that
The Estate of Richard W. Thomas, deceased, Probate Case #2024-000518, by and through Stephen L. Sexton and William Ross, Personal Representative, 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, they, executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the 28 day of August, 2024.

(SEAL) **Frank Steele Jones**
Notary Public, Alabama State At Large
My Commission Expires 3/14/2027



Notary Public
My Commission Expires:

File # 2024144

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

Grantor's Name The Estate of Richard W. Thomas
 Mailing Address 165 Kiowa Street
Montevallo, AL 35115

Grantee's Name Elizabeth Dianna Haynie
 Mailing Address 165 Kiowa Street
Montevallo, AL 35115

Property Address 165 Kiowa Street
Montevallo, AL 35115

Date of Sale 8/28/2024
 Total Purchase Price \$ 235,000



Filed and Recorded
 Official ~~Public Records~~
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/29/2024 11:32:44 AM
 \$58.00 JOANN
 20240829000269890

or
 Actual Value \$
 or
 Assessor's Market Value \$

The purchase price or actual value claimed Alvin S. Byrd 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 8/28/2024

Print Frank Steele Jones

Unattested
 (verified by)

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

Form RT-1