

THIS INSTRUMENT PREPARED BY:

Jennifer M. McInerney, Esq.

McInerney Law, LLC

4553 Pine Tree Circle, Suite 240

Vestavia, Alabama 35243



20240830000271370 1/5 \$153.00
Shelby Cnty Judge of Probate, AL
08/30/2024 11:01:42 AM FILED/CERT

Send Tax Notice to:

Erin George Hayes

288 Buttercup Lane

Montevallo, AL 35115

Joint Survivorship Deed

[Title Not Examined. No Opinion Expressed]

KNOW ALL MEN BY THESE PRESENTS that in consideration of **One Hundred Eighteen Thousand Six Hundred Fifty-Five Dollars (\$118,655)** to the undersigned **GRANTOR** in hand paid by the **GRANTEE** herein, the receipt and sufficiency whereof is hereby acknowledged, Erin George Hayes, a married woman, hereinafter referred to as "Grantor," does hereby remise, release, quit claim and convey all right, title, interest, and claim unto **Erin George Hayes and Benjamin Lowell Hayes, a married couple**, hereinafter the "Grantees" all of the right, title, and interest in the following land and property, with joint right of survivorship, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, to-wit:

A parcel of land in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 21 South, Range 2 West, and part in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West, described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31 and go South 05 deg. 01 min. 42 sec. East along the East boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section for 1024.88 feet; thence south 88 deg. 53 min. 41 sec. West for 967.76 feet to the point of beginning; thence continue along previous course for 841.98 feet; thence North 04 deg. 53 min. 00 sec. West for 515.66 feet to the South boundary of Buttercup Lane; thence North 88 deg. 55 min. 00 sec. East along said South boundary for 842.00 feet; thence South 04 deg. 53 min. 00 sec. East for 515.33 feet to the point of beginning; being situated in Shelby County, Alabama.

Also a non-exclusive easement for ingress, egress and utilities, 60 feet in width, adjacent to the North side of the property running West to Shelby County Highway No. 107.

Subject to the easement to Ruth Albright Edmondson, Leo w. Edmondson and Ruby Gertrude Albright as shown by instrument recorded in Real 9 page 478 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Granter.

Shelby County, AL 08/30/2024
State of Alabama
Deed Tax: \$119.00

Said property being same described in the Quit Claim Deed conveyed to the Grantor on April 1, 1987 and recorded on April 17, 1987, in Book 125, Page 671.



20240830000271370 2/5 \$153.00
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LESS AND EXCEPT:

A parcel of land in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the northeast corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 21 South, Range 3 West, Shelby County, Alabama; thence run South 05 deg, 01 min. 42 sec, East 1024.88 feet along the East $\frac{1}{4}$ $\frac{1}{4}$ line, thence run South 88 deg. 53 min. 41 sec. West 1365.36 feet, thence run North 04 deg. 53 min, 00 sec. West 285.49 feet to the point of beginning, thence continue last course 230.00 feet to the South right-of-way of Buttercup Lane, then run South 88 deg. 55 min. 00 sec. West 160.00 feet along said right-of-way, thence run South 04 deg. 53 min. 00 sec. East 230.00 feet, thence run North 88 deg. 55 min. 00 sec. East 160.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Said property being same described in the Quit Claim Deed conveyed to the decedent on October 12, 2021, and recorded on October 12, 2021, Instrument Number 20211012000496390.

Having a mailing address of 288 Buttercup Lane, Montevallo, Alabama 35115.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, as joint tenants, with right 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, forever.

AND SAID GRANTOR, for said Grantor, Grantor's heirs, executors and administrators, covenants with Grantees, and with Grantees' heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and Grantor's heirs, executors and administrators shall, warrant and defend the same to said Grantees, and Grantees' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hands and seal this 30 day of August 2024.



20240830000271370 3/5 \$153.00
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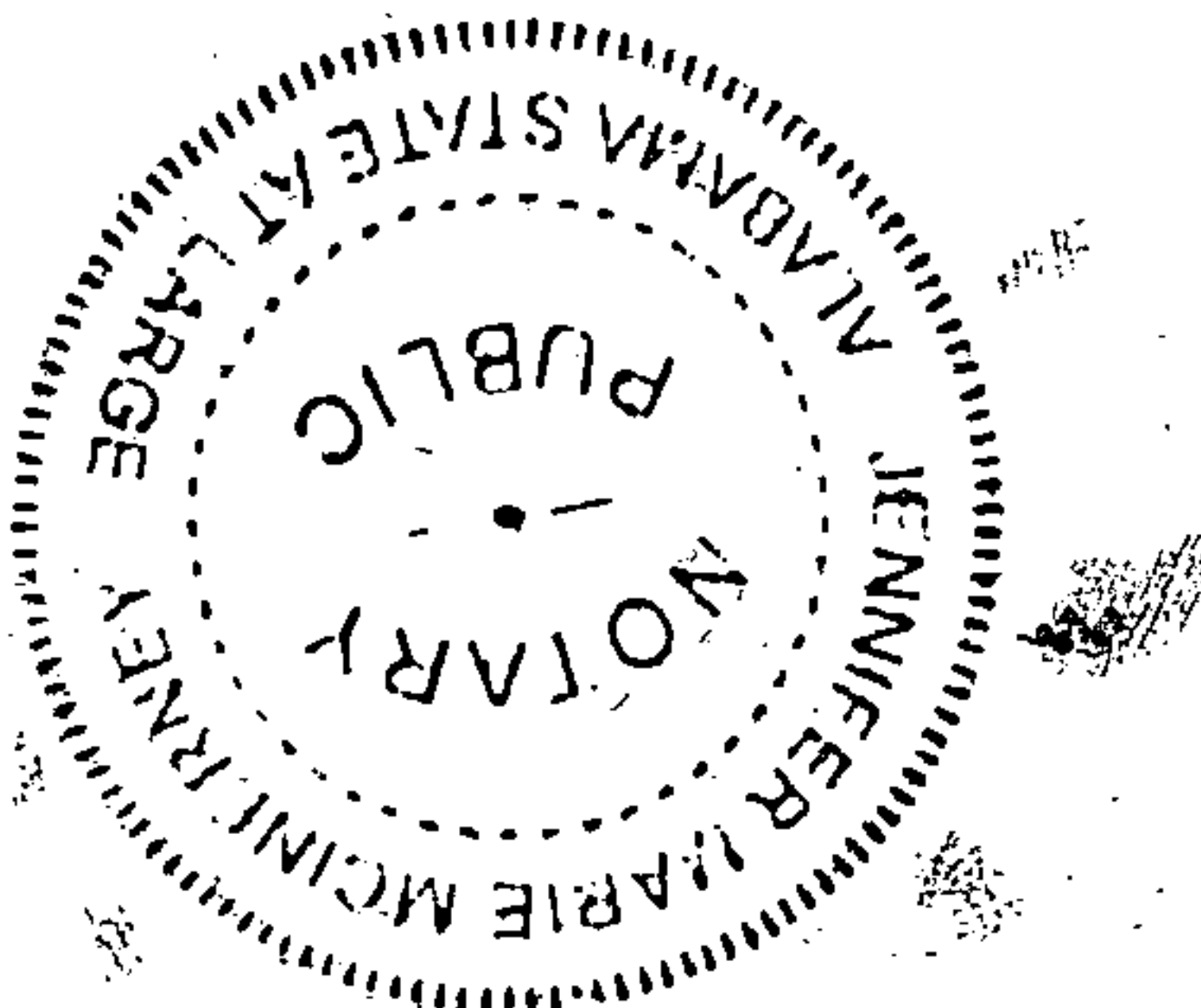
PLEASE NOTE: The document was prepared without benefit of title search and from information supplied by the Grantor; therefore, the preparer of said document shall not be liable for any deficiencies of title.

 (SEAL)
ERIN GEORGE HAYES

STATE OF ALABAMA)
)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Erin George 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 the 30 day of August 2024.




Signature of Person Taking Acknowledgment

My commission expires: 02/07/2028

 (SEAL)
BENJAMIN LOWELL HAYES

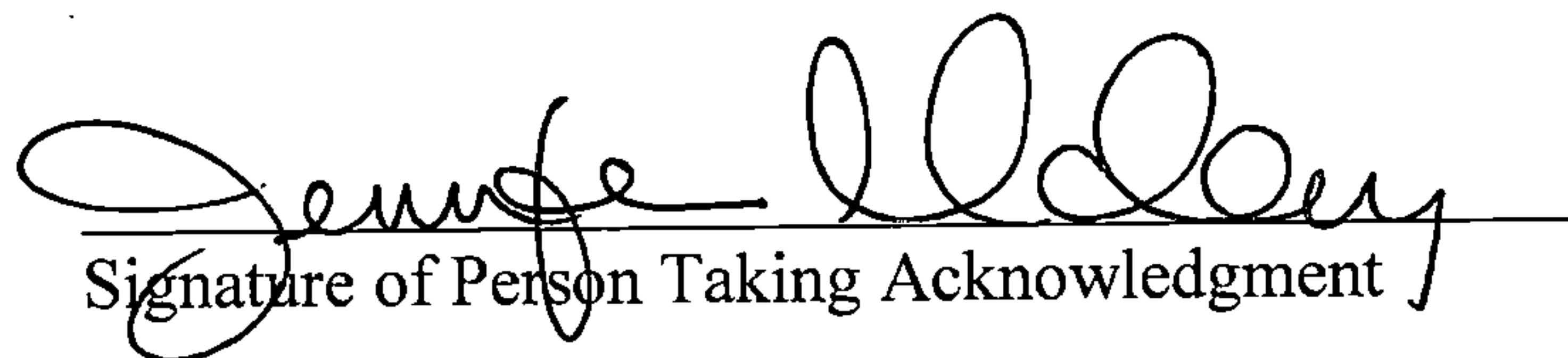
STATE OF ALABAMA)
)
COUNTY OF)


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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Benjamin Lowell 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 the 30 day of August 2024.




Signature of Person Taking Acknowledgment

My commission expires: 02/07/2028

Real Estate Sales Validation Form

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

Grantor's Name Evin George Hayes Grantee's Name Evin George Hayes &
Mailing Address 288 Buttercup Lane Mailing Address Benjamin Lowell Hayes
Montevallo, AL 35115 288 Buttercup Lane
Montevallo, AL 35115

Property Address 288 Buttercup Lane Date of Sale 8/30/24
Montevallo, AL 35115 Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 1/2 value of 237,310 = 118,655

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 ☐ Appraisal
☐ Sales Contract ☒ Other 1/2 value of 237,310 / \$118,655
☐ Closing Statement

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

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 8/30/24

☐ Unattested

(verified by)

Print

Sign

Jennifer McInerney

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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