

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Alicia Hayes Capps**  
**Edward Brian Hayes**  
*2288 Hwy 109*  
*Wilbournville, AL 35186*

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE MILLION EIGHT HUNDRED NINETY TWO THOUSAND THREE HUNDRED SEVENTY DOLLARS AND ZERO CENTS (\$1,892,370.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Stephen R. Hayes and wife, Carolyn Hayes** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Alicia Hayes Capps and Edward Brian Hayes** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

**SUBJECT TO:**


- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

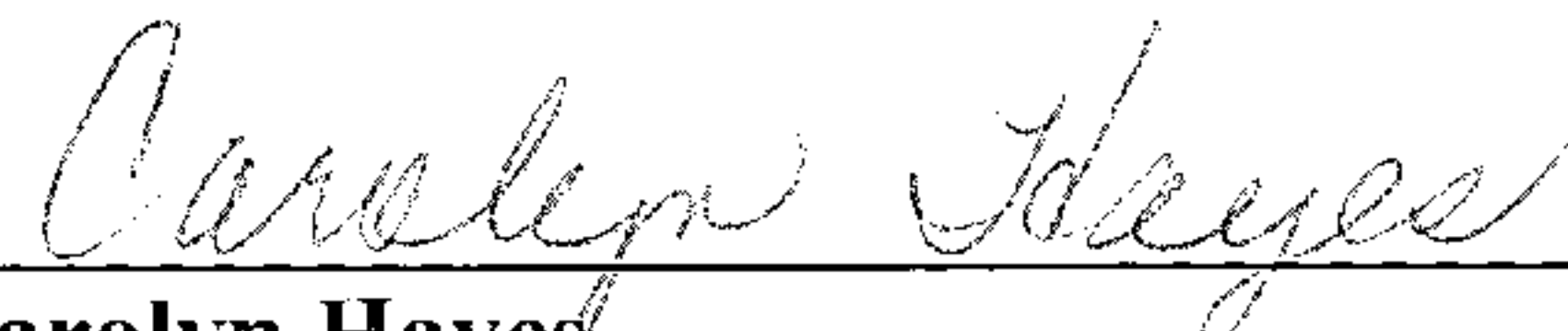
Grantor herein Reserves a Life Estate in and to the property described herein

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 14<sup>th</sup> day of May 2025.

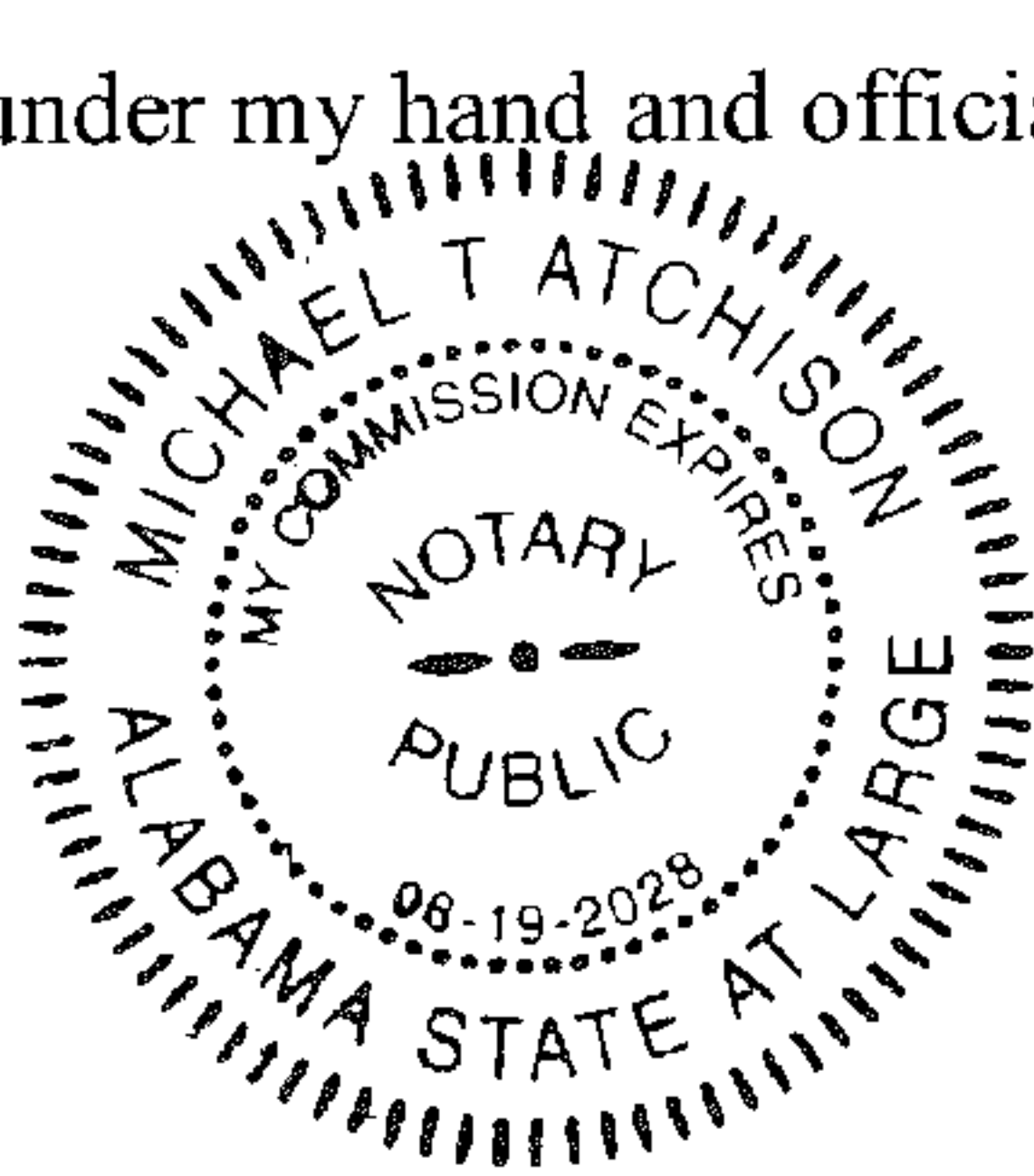
  
**Stephen R. Hayes**

  
**Carolyn Hayes**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Stephen R. Hayes and Carolyn Hayes**, whose names are 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 on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of May 2025.



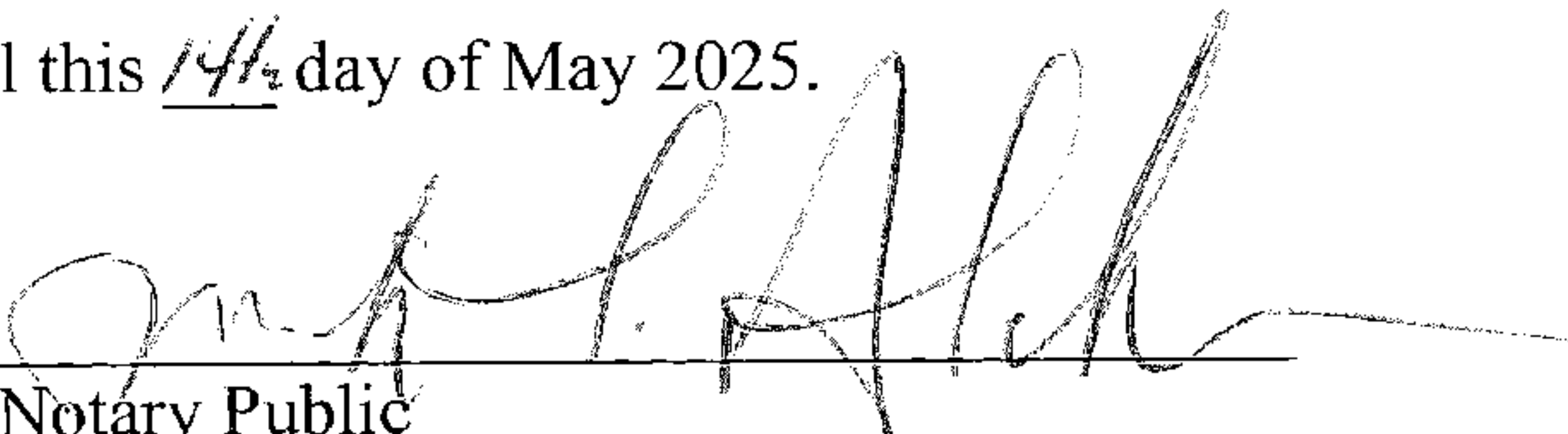
  
Notary Public  
My Commission Expires: 8-19-28

EXHIBIT "A" — LEGAL DESCRIPTIONParcel 1

Commencing at the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West, a distance of 115.34 feet to the centerline of structures of the Alabama Power Company transmission line; thence South 4 degrees 25 minutes 00 seconds East along said transmission line for a distance of 939.21 feet; thence North 87 degrees 02 minutes 55 seconds East, a distance of 330.34 feet for the POINT OF BEGINNING; thence continuing Easterly along said line, a distance of 240.77 feet; thence South 30 degrees 44 minutes 40 seconds West, a distance of 298.20 feet to the North right of way line of Shelby County Road No. 109; thence North 63 degrees 33 minutes 31 seconds West along said road right of way line for a distance of 152.01 feet; thence North 15 degrees 16 minutes 05 seconds East, a distance of 182.65 feet to the POINT OF BEGINNING; said described tract containing 1.00 acre, more or less.

Parcel 2

A lot in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 17, Township 20 South, Range 1 East, described as follows:

Commence at the Northwest corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 17, Township 20 South, Range 1 East; thence run South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 178.10 feet; thence run South 22 deg. 36 min. East a distance of 338.90 feet; thence run South 43 deg. 57 min. East a distance of 299.82 feet; thence run South 65 deg. 26 min. East a distance of 485.74 feet; thence run North 63 deg. 38 min. East a distance of 240.2 feet to a point on the North margin of a County road, known as Murdock Road, and the point of beginning; thence run North 3 deg. 29 min. East a distance of 210.00 feet; thence run South 84 deg. 31 min. East a distance of 210.00 feet; thence run South 3 deg. 29 min. West a distance of 210.00 feet; thence run North 84 deg. 31 min. West along the North margin of Murdock Road a distance of 210.00 feet and the point of beginning. Situated in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 17, Township 20 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

Parcel 3

W $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 17.

LESS AND EXCEPT:

Commencing at the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West, a distance of 115.34 feet to the centerline of structures of the Alabama Power Company transmission line; thence South 4 degrees 25 minutes 00 seconds East along said transmission line for a distance of 939.21 feet; thence North 87 degrees 02 minutes 55 seconds East, a distance of 330.34 feet for the POINT OF BEGINNING; thence continuing Easterly along said line, a distance of 240.77 feet; thence South 30 degrees 44 minutes 40 seconds West, a distance of 298.20 feet North right of way line of Shelby County Road No. 109; thence North 63 degrees 33 minutes 31 seconds West along said road right of way line for a distance of 152.01 feet; thence North 15 degrees 16 minutes 05 seconds East, a distance of 182.65 feet to the POINT OF BEGINNING; said described tract containing 1.00 acre, more or less.

**ALSO CONVEYED:**

E½ of the SW¼ of Section 17.

**LESS AND EXCEPT:**

Commence at the Northwest corner of the NE¼ of the SW¼, Sec. 17, T-20-S, R-1-E; thence run South along the West line of said ¼-¼ Section a distance of 178.10 feet; thence run South 22 deg. 36 min. East a distance of 338.90 feet; thence run South 43 deg. 57 min. East a distance of 299.82 feet; thence run South 65 deg. 26 min. East a distance of 485.74 feet; thence run North 63 deg. 38 min. East a distance of 240.28 feet to a point on the North margin of a County road, known as Murdock Road, and the point of beginning; thence run North 3 deg. 29 min. East a distance of 210.00 feet; thence run South 84 deg. 31 min. East a distance of 210.00 feet; thence run South 3 deg. 29 min. West a distance of 210.00 feet; thence run North 84 deg. 31 min. West along the North margin of Murdock Road a distance of 210.00 feet and the point of beginning. Situated in the NE¼ of the SW¼, Sec. 17, T-20-S, R-1-E, Huntsville Meridian, Shelby County, Alabama.

**LESS AND EXCEPT:**

A Parcel of Land situated in Sections 17 & 20, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

The West one-half of the West one-half of the Northeast quarter of the Northwest quarter of said Section 20; the West one-half of the West one-half of the Southeast quarter of the Southwest quarter of said Section 17; and starting at the Northwest corner of the West one-half of the West one-half of the Southeast quarter of the Southwest quarter of said Section 17 thence run East along the North line of said of the West one-half of the West one-half to the Northeast corner of said of the West one-half of the West one-half; thence run in a Northeasterly direction to a point on the East side of an access road at the point of intersection with the South Right-of-Way line of Shelby County Highway #109; thence run in a Northwesterly direction along said South Right-of-Way line for a distance of 725 feet more or less to the West line of the Northeast Quarter of the Southwest Quarter of said Section 17; thence run South along said West line for a distance of 775 feet more or less to the point of Beginning. Said parcel of land containing 25 acres, more or less.

**LESS AND EXCEPT:****DESCRIPTION, to wit:**

Begin at the northwest corner of the North-East quarter of the South-West quarter of Section 17, Township 20 South, Range 1 East of the Huntsville Principle Meridian, Shelby County, Alabama; thence in an easterly direction along the north boundary of said quarter-quarter section 215.00 feet; thence turn an angle of 90°39'01" to the right in a southerly direction along a line parallel with the west boundary of said quarter-quarter section 420.04 feet; thence turn an angle of 89°20'59" to the right in a westerly direction and parallel with said north boundary 215.00 feet to intersection with said west boundary; thence turn an angle of 90°39'01" to the right in a northerly direction along said west boundary 420.04 feet to the point of beginning.

**ALSO CONVEYED:**

SW ¼ of the SE ¼ of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama.

**Parcel 4**

NE ¼ of NW ¼ of Section 20, Township 20, Range 1 East; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following described property:

A Parcel of Land situated in Sections 17 & 20, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

The West one-half of the West one-half of the Northeast quarter of the Northwest quarter of said Section 20; the West one-half of the West one-half of the Southeast quarter of the Southwest quarter of said Section 17; and starting at the Northwest corner of the West one-half of the West one-half of the Southeast quarter of the Southwest quarter of said Section 17 thence run East along the North line of said of the West one-half of the West one-half to the Northeast corner of said of the West one-half of the West one-half; thence run in a Northeasterly direction to a point on the East side of an access road at the point of intersection with the South Right-of-Way line of Shelby County Highway #109; thence run in a Northwesterly direction along said South Right-of-Way line for a distance of 725 feet more or less to the West line of the Northeast Quarter of the Southwest Quarter of said Section 17; thence run South along said West line for a distance of 775 feet more or less to the point of Beginning. Said parcel of land containing 25 acres, more or less.

**Parcel 5**

NW ¼ of NE ¼ of Section 20, Township 20, Range 1 East; being situated in Shelby County, Alabama.

**Parcel 6**

Commence at the NW corner of the NE ¼ of the SE ¼ of above said Section, Township and Range; thence S89°50'44" W, a distance of 104.00' to the POINT OF BEGINNING; thence continue along the last described course a distance of 1235.79'; thence S00°08'10" W, a distance of 1330.10'; thence S89°53'51" E, a distance of 1328.09'; thence S89°47'27" E, a distance of 1288.35' to a point lying on the Westerly R.O.W. line of Shelby County Highway 55, 80' R.O.W.; thence N01°50'20" W and along said R.O.W. line, a distance of 100.01'; thence N89°46'51" W and leaving said R.O.W. line, a distance of 1388.03'; thence N00°38'15" E, a distance of 1235.32' to the POINT OF BEGINNING.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/14/2025 01:06:25 PM  
 \$1926.50 BRITTANI  
 20250514000147170

*Allie S. Beyl*

### Real Estate Sales Validation Form

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

Grantor's Name Stephen Hayes  
 Mailing Address 2288 Hwy 109  
Wilcoxville, AL 35186

Grantee's Name Edward Bryan Hayes  
 Mailing Address 2288 Hwy 109  
Wilcoxville, AL 35186

Property Address 14 acre  
Shelby Co

Date of Sale 14 May 2025  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ 1,892,370  
 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 create Life Estate

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 14 May 2025

Print Stephen R. Hayes

Unattested

NTA  
 (verified by)

Sign Stephen R. Hayes  
 (Grantor/Grantee/Owner/Agent) circle one