

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Tom Eli Stevens
3859 South Cove Drive
Birmingham, AL 35213

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTY TWO THOUSAND EIGHT HUNDRED FORTY AND NO/00 DOLLARS (\$72,840.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James M. Hall, Jr. and wife, Susan A. Hall**, (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, **Tom Eli Stevens**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:


See attached Exhibit "A" for Legal Description.

Subject to taxes for 2016 and subsequent years, easements, restrictions, rights of way and permits of record.

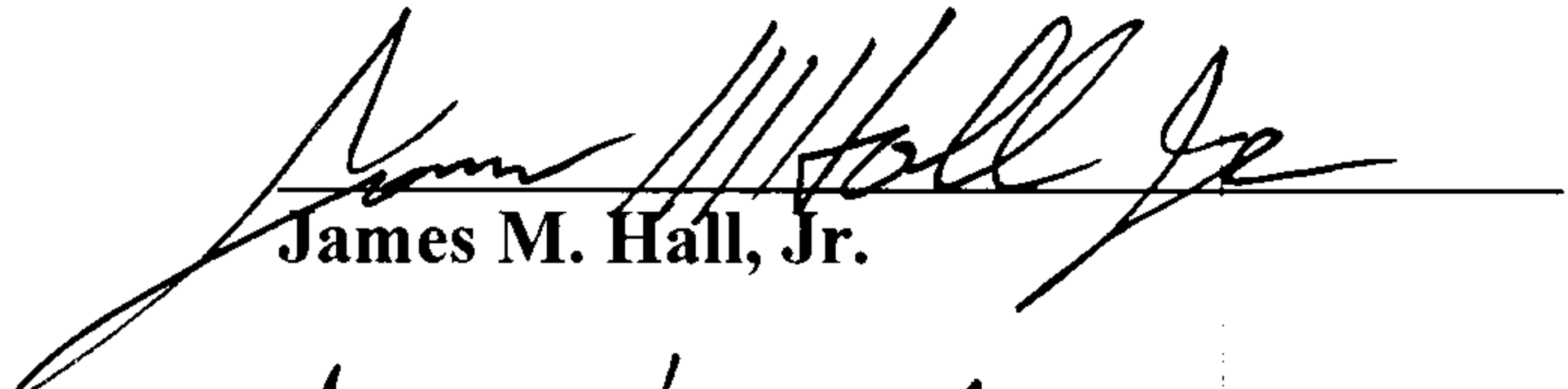

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 29th day of December, 2015.


20151230000444520 1/3 \$93.00
Shelby Cnty Judge of Probate, AL
12/30/2015 03:16:33 PM FILED/CERT

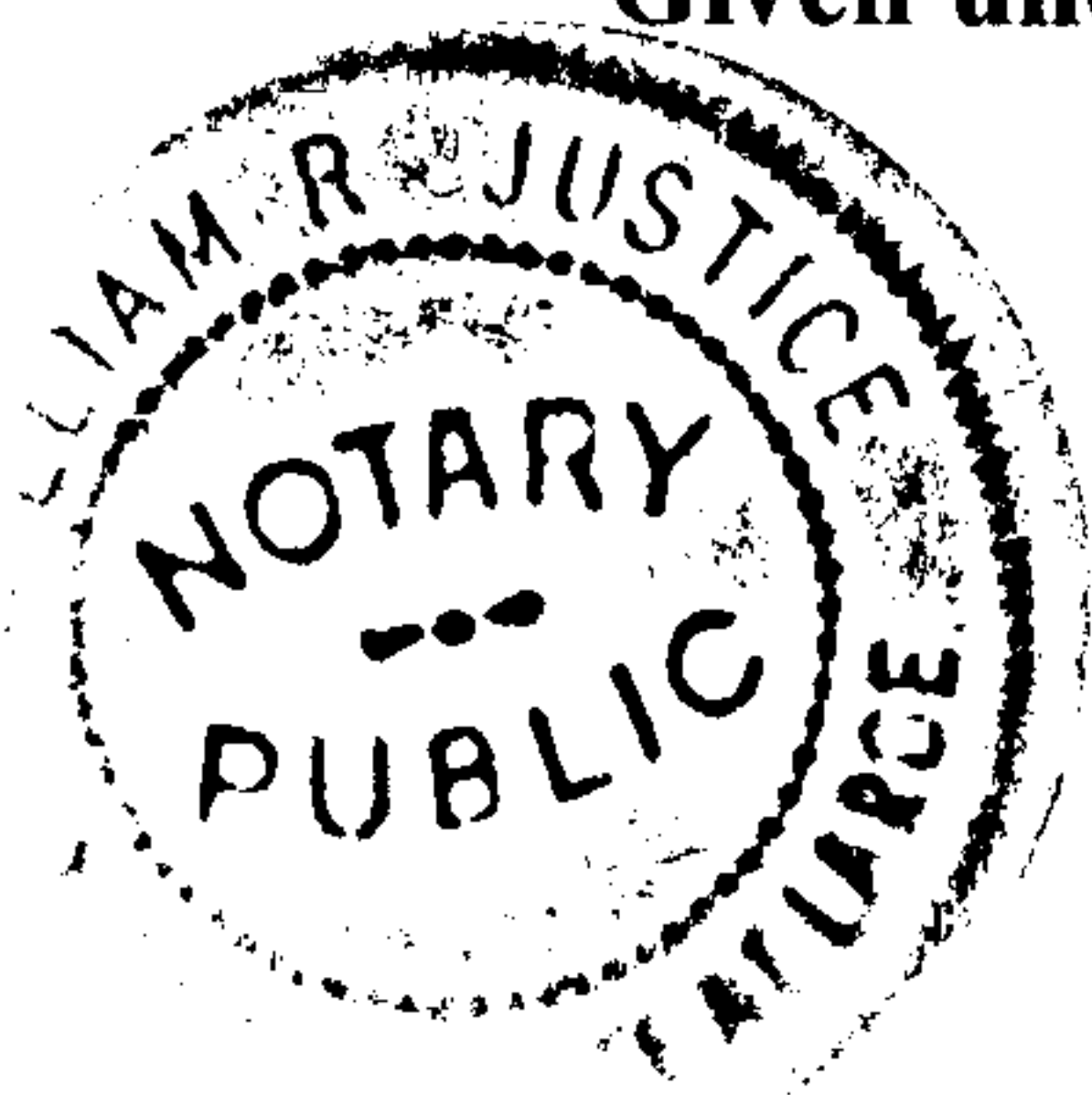
Shelby County, AL 12/30/2015
State of Alabama
Deed Tax: \$73.00


James M. Hall, Jr.

Susan A. Hall

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James M. Hall, Jr. and Susan A. Hall, whose names are signed to the foregoing conveyance, and who are 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 29th day of December, 2015.





Notary Public
My Commission Expires: 9/11/19

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the Northwest 1/4 of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the southeast corner of the North half of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 89 degrees 57 minutes 42 seconds West along the South line of said 1/4-1/4-1/4 line for 675.74 feet to the point of beginning of the tract of land herein described; thence run South 89 degrees 57 minutes 42 seconds West along the South line of said 1/4-1/4-1/4 line for 677.09 feet to a point on the easterly right of way line of County Highway #443; thence run North 24 degrees 06 minutes 13 seconds East along the said road right of way for 40.39 feet to a curve to the left with a radius of 568.42 feet, a chord bearing of North 06 degrees 51 minutes 40 seconds East, and a chord length of 336.98 feet; thence run along said arc and said road right of way for 342.12 feet; thence run North 10 degrees 22 minutes 54 seconds West along said road right of way for 167.49 feet; thence run North 56 degrees 00 minutes 48 seconds East for 232.35 feet; thence run North 73 degrees 23 minutes 03 seconds East for 154.98 feet; thence run South 89 degrees 59 minutes 40 seconds East for 309.40 feet; thence run South 00 degrees 00 minutes 14 seconds West for 709.91 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the Northwest 1/4 of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the southeast corner of the North half of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 89 degrees 57 minutes 42 seconds West along the South line of said 1/4-1/4-1/4 fir 1407.62 feet to a point on the westerly right of way line of County Highway #443; thence run North 24 degrees 06 minutes 13 seconds East along said road right of way for 36.97 feet to the point of beginning of the tract of land herein described; thence run North 24 degrees 06 minutes 13 seconds East along said road right of way for 25.84 feet to a curve to the left with a radius of 518.42 feet, a chord bearing of North 06 degrees 51 minutes 40 seconds East, and a chord length of 307.34 feet; thence run along said arc and said road right of way for 312.03 feet; thence run North 10 degrees 22 minutes 54 seconds West along said road right of way for 168.80 feet; thence run North 89 degrees 00 minutes 17 seconds West for 179.31 feet; thence run South 00 degrees 59 minutes 49 seconds West for 498.07 feet; thence run North 89 degrees 57 minutes 42 seconds East for 171.09 feet to the point of beginning.

JMH
JMH



20151230000444520 2/3 \$93.00
Shelby Cnty Judge of Probate, AL
12/30/2015 03:16:33 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

(Buyer)

Grantee's Name Tom Eli Stevens
Mailing Address 3859 South Cove Drive
Birmingham, AL 35213

Date of Sale 12-29-15

Total Purchase Price **\$72,840.00**

or

Actual Value \$ _____

or

Assessor's Market Value \$



20151230000444520 3/3 \$93.00
Shelby Cnty Judge of Probate, AL
12/30/2015 03:16:33 PM FILED/CERT

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
X 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.

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 12-29-15

✕ Sign

(Grantor/Grantee/Owner/Agent) circle one

 Print

Print JAMES M HALL JR

Unattested

(Verified by)