



20160309000076680 1/3 \$193.00
Shelby Cnty Judge of Probate, AL
03/09/2016 01:23:03 PM FILED/CERT

STATE OF Alabama)
)
Shelby COUNTY)

SEND TAX NOTICE TO:
Margie D. Hall
2605 North Bayside Street
Wichita, KS 67205

THIS INDENTURE made and entered into on this the 7th day of March
2016, by and between **Margie D. Hall**, as grantor, and **Donald E. Hall, Jr., James Robert Hall, Jerry Wayne Hall, and John E. Hall**, as grantees,

WITNESSETH: That the grantor for and in consideration of the sum of Ten and no/100 dollars (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, has this day given, granted, bargained, sold, conveyed and confirmed and by these presents does give, grant, bargain, sell, convey and confirm unto the grantees a remainder interest, reserving unto **Margie D. Hall**, a life estate only, in all that certain lot or parcel of land situated in the County of Shelby and State of Alabama, described as follows, to wit:

Lot 114, according to the Final Plat of Narrows Point-Phase 3, as recorded in Map Book 28 Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to: (1) Ad valorem taxes due and payable October 1, 2002 and all subsequent years thereafter; (2) Fire district assessments for 2002 and subsequent years not yet due and payable; (3) Mineral and mining rights not owned by Grantor; (4) The easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755; Instrument #2000-17136; Instrument #2000-36696; and Instrument #2001-38328 in the Probate Office of Shelby County, Alabama; (5) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding,

adjacent to or in close proximity with the Property which may be owned by Grantor.

The description for this conveyance is provided by the parties. The preparer has rendered no opinion as to the accuracy of said description, the acreage included in said description, or the status of the title to the lands conveyed.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the grantees upon the expiration of the life estate reserved by **Margie D. Hall**, herein, and the said grantor covenants and agrees with said grantees that she is seized of an indefeasible estate in fee simple of said property and the same is free from encumbrances, except aforesaid, and that she has a good and lawful right to sell and convey the same and that she will forever warrant and defend the title to the same unto the said grantees and unto their heirs and against the lawful demands and claims of all persons whomsoever.

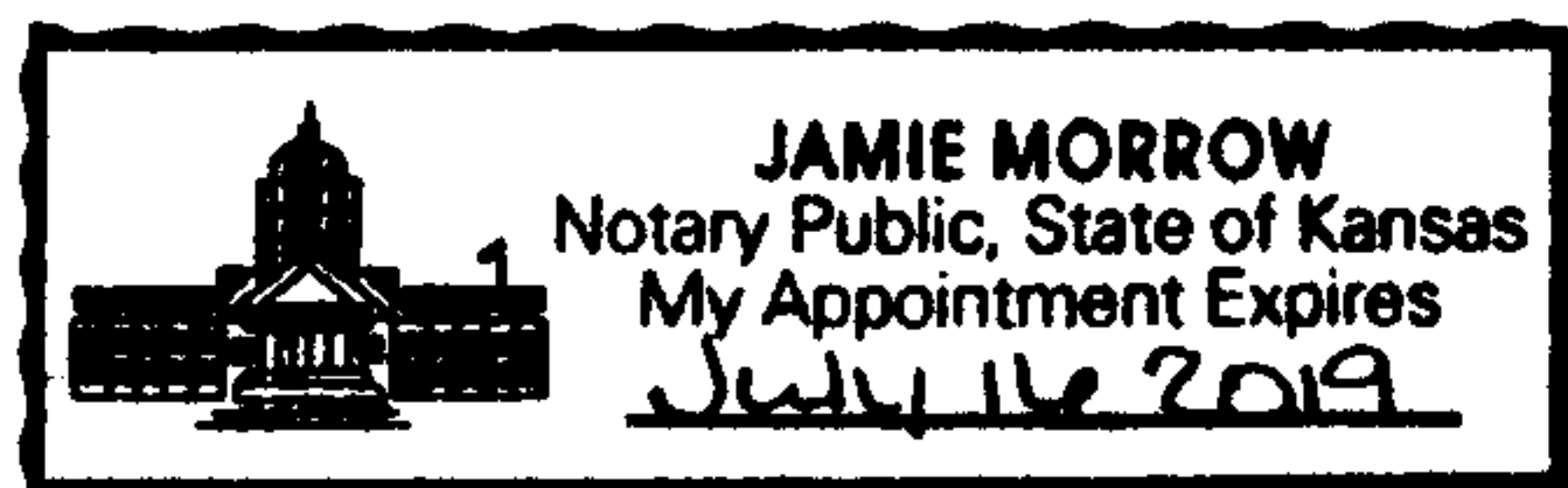
IN WITNESS WHEREOF, **Margie D. Hall**, has hereunto set her hands and affixed her seals on this day and date first above written.

+ Margie D. Hall
Margie D. Hall

STATE OF Kansas)
)
Sedgewick COUNTY)

I, the undersigned Notary Public, State at Large, hereby certify that **Margie D. Hall**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 7th day of March, 2016.



Jamie Morrow
Notary Public
My commission expires: July 16, 2019

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Real Estate Sales Validation Form

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

Grantor's Name Margie D. Hall
Mailing Address 2605 N. Bayside
Wichita, KS 67205

Grantee's Name James R. Hall
Mailing Address 2605 N. Bayside
Wichita, KS 67205

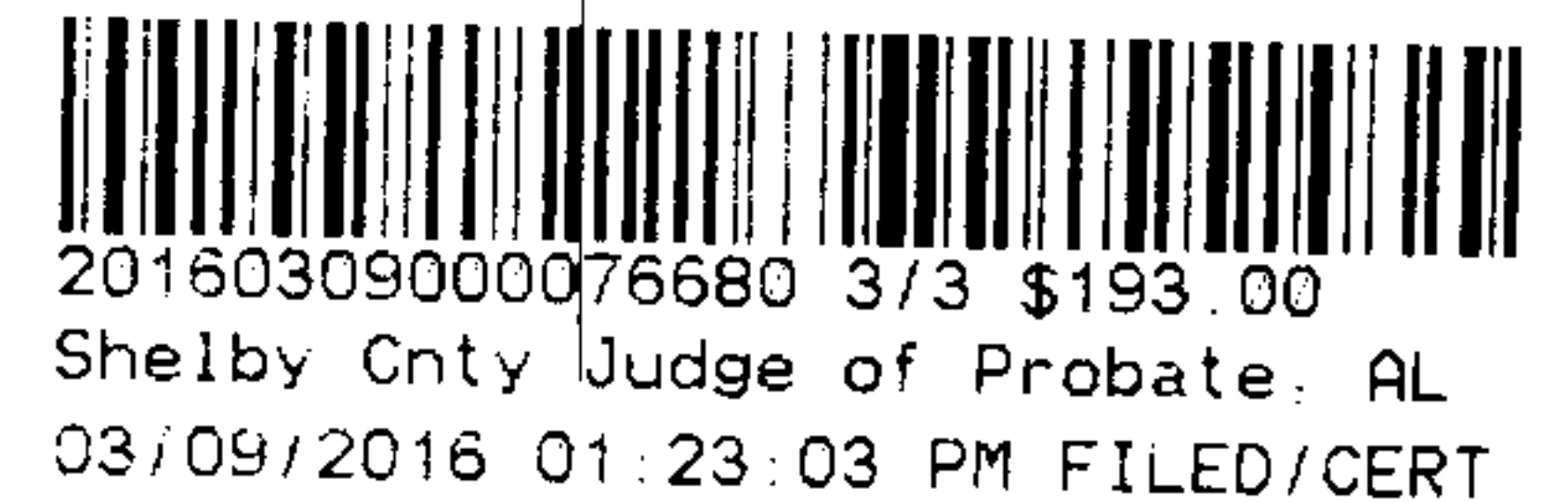
Property Address 301 Narrows Parkway
B'ham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 170,000.⁰⁰

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 3-7-16

Print Margie D. Hall

Unattested

(verified by)

Sign x Margie D. Hall

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1