

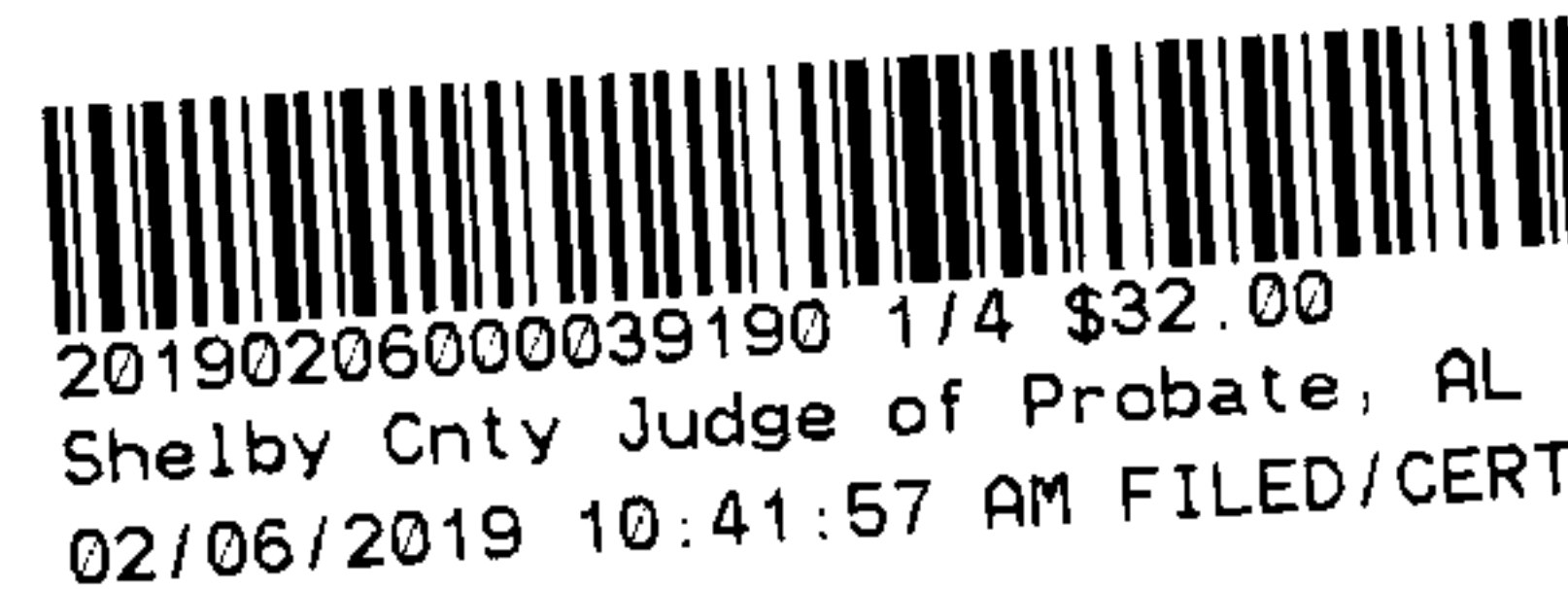
This instrument was prepared by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

114 Hunslet Mill Ln
Pelham, AL 35124

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED



KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE Dollar** and 00/100 (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Christopher Chambliss Hall, a married man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Lynne Lorraine Hall, Harold J. Hall, Jr., Christopher Chambliss Hall, Laura Dell Hall and Stephen Yance Hall** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit A for Legal Description

The purpose of this deed is to terminate the Right of First Refusal as conveyed in the Last Will and Testament of Christine C. Chambliss, Probate Case # PR-2018-000155, Shelby County, Alabama.

The above described property constitutes no part of the homestead of the Grantor.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 28th day of January, 2019.

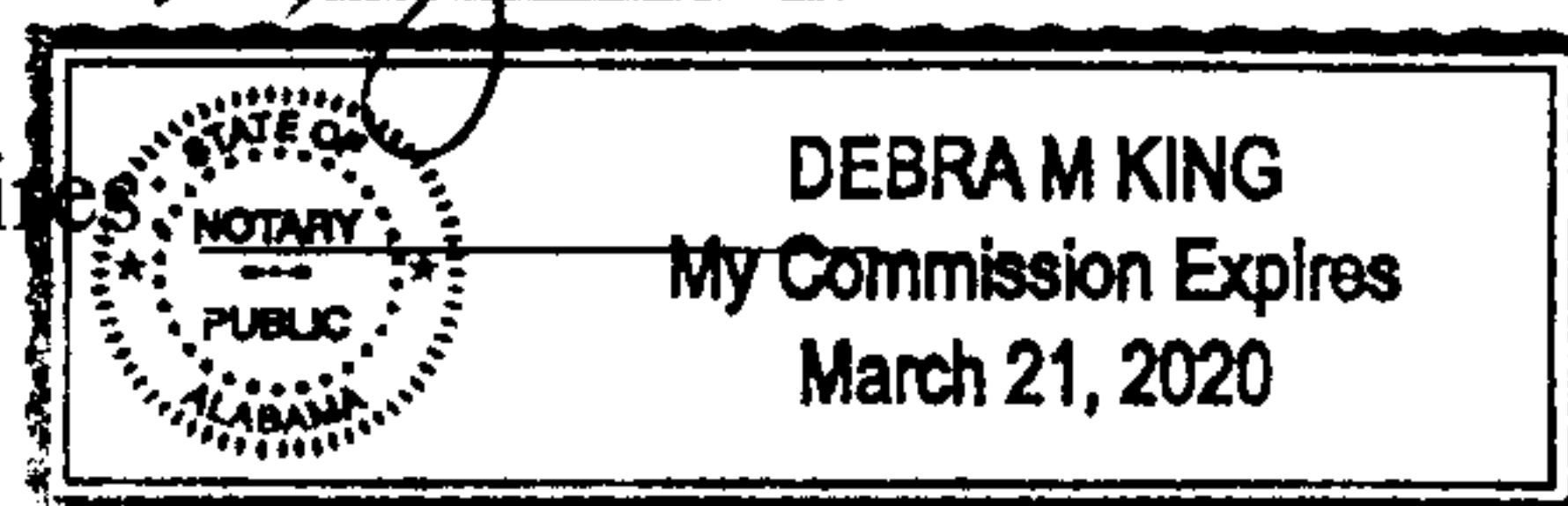
Christopher Chambliss Hall
Christopher Chambliss Hall

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Christopher Chambliss 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal 28th day of January, 2019.

Debra M. King
Notary Public
My Commission Expires



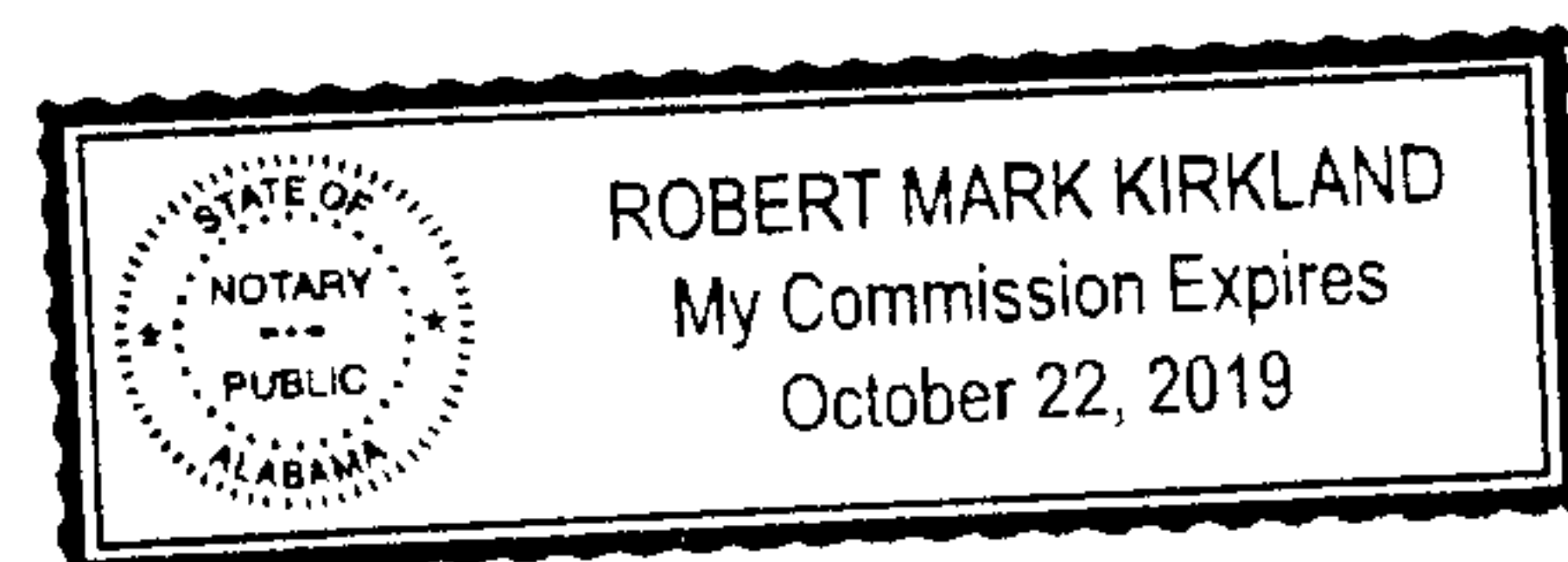
STATE OF Alabama
Houston COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harold J. Hall, Jr. who 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 24th day of January, 2019.

Robert Mark Kirkland
Notary Public

My Commission Expires:
10/22/2019



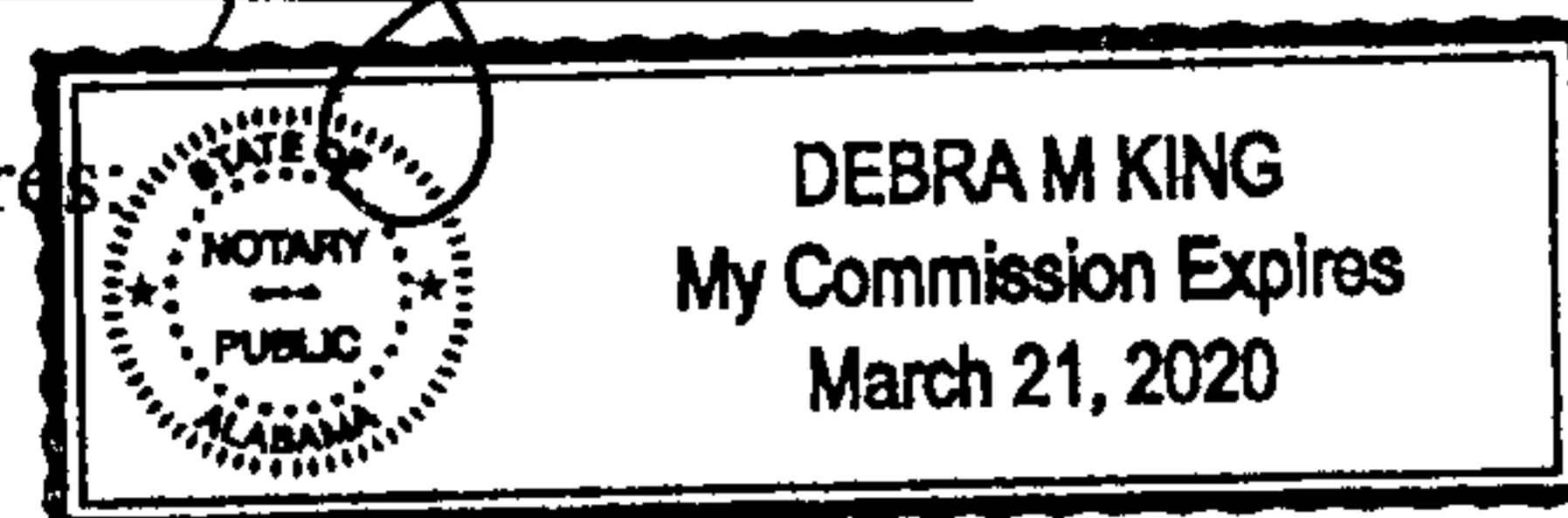
STATE OF Alabama
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christopher Chambliss Hall who 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 28th day of January, 2019.

Debra M. King
Notary Public

My Commission Expires:



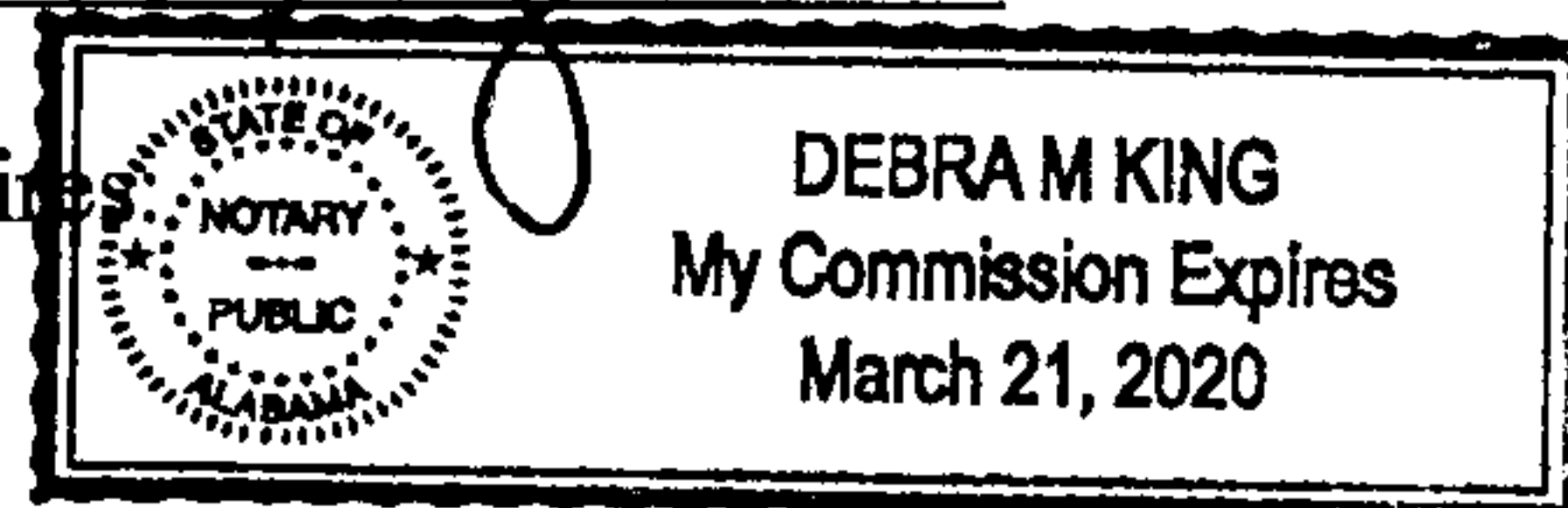
STATE OF Alabama
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Laura Dell Hall who 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 and official seal this 28th day of January, 2019.

Debra M. King
Notary Public

My Commission Expires:



STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stephen Yance Hall who 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 28 day of January, 2019.

Kathy S. Mann
Notary Public

My Commission Expires: 1-19-21



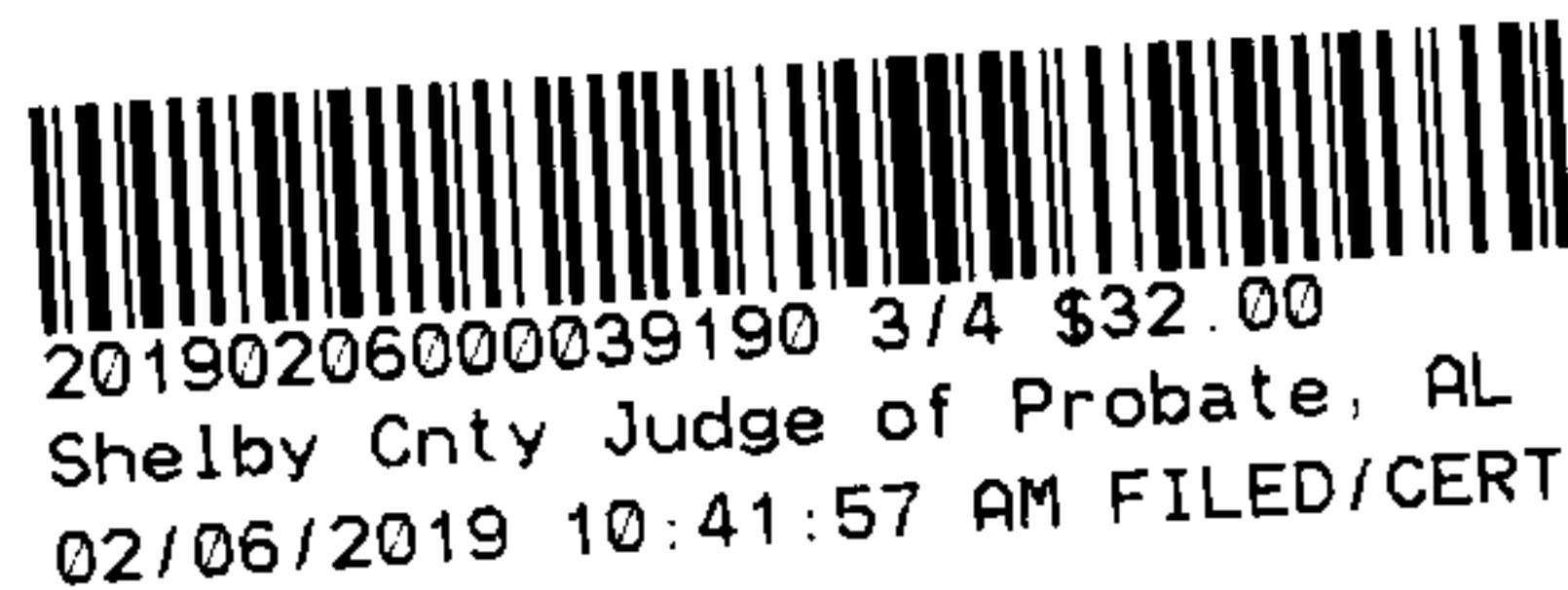
20190206000039190 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
02/06/2019 10:41:57 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 32, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees 00 minutes 00 seconds East for a distance of 11.13 feet to the northerly R.O.W. line of Shelby County Highway 28, 80' R.O.W.; thence South 88 degrees 38 minutes 53 seconds West and along said R.O.W. line for a distance of 414.82 feet; thence South 88 degrees 50 minutes 48 seconds West and along said R.O.W. line for a distance of 88.33 feet to the POINT OF BEGINNING; thence continue direction South 88 degrees 50 minutes 48 seconds West and along said R.O.W. line for a distance of 379.38 feet; thence North 00 degrees 02 minutes 27 seconds East and leaving said R.O.W. line for a distance of 1274.06 feet; thence South 89 degrees 58 minutes 29 seconds East for a distance of 794.67 feet to a point on the westerly R.O.W. line of Shelby County Highway 61, 80' R.O.W.; thence South 15 degrees 57 minutes 17 seconds West and along said R.O.W. line for a distance of 150.29 feet; thence South 15 degrees 21 minutes 15 seconds West and along said R.O.W. line for a distance of 397.66; to a curve to the right, having a radius of 3950.00 feet and subtended by a chord bearing South 17 degrees 55 minutes 37 seconds West and a chord distance of 355.54 feet; thence along the arc of said curve and said R.O.W. line for a distance of 355.66 feet; thence South 20 degrees 30 minutes 00 seconds West and along said R.O.W. line for a distance of 114.83 feet; to a curve to the right, having a radius of 4960.00 feet, and subtended by a chord bearing South 22 degrees 19 minutes 31 seconds West, and a chord distance of 315.95 feet; thence along the arc of said curve and said R.O.W. line for a distance of 318.01 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated September 20, 2018.



Real Estate Sales Validation Form

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

Grantor's Name Christopher Chambliss Hall
Mailing Address 3960 Hwy 77
Columbiana, AL
35051

Grantee's Name Lynne Lorraine Hall
Mailing Address Harold J. Hall Jr
114 Harvest Mill Ln. Christopher Chambliss Hall
Felham, FL
35124
Laura Dell Hall
Stephen Vance Hall

Property Address 3035 Hwy 61
Columbiana, AL
35051

Date of Sale 01/30/19
Total Purchase Price \$5,000.00
or
Actual Value \$
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

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 _____

Print Mike T. Atchison

Unattested _____

Sign

Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one



20190206000039190 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
02/06/2019 10:41:57 AM FILED/CERT

Form RT-1