

This instrument was prepared by:  
Justin Smitherman, Esq.  
4685 Highway 17 Suite D  
Helena, AL 35080

Send Tax Notice to:  
Lovelady Properties LLC  
3347 Pelham Parkway  
Pelham, AL 35124

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THIRTY SEVEN THOUSAND (\$37,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jeffrey Wade Hall and Catherine Kirkland Hall**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Lovelady Properties, Limited Liability Company**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

PARCEL I:

The West Half of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 11, Township 24 North, Range 12 East, containing five acres more or less.


PARCEL II:

That part of the E 1/2 of the W 1/2 of the NE 1/4 of Section 11, Township 24 North; Range 12 East, Shelby County, Alabama, which lies and is situated in the NW 1/4 of the NE 1/4 of said Section 11, described as follows: Commencing at the NE corner of said NW 1/4 of the NE 1/4 and run Southerly along the East line thereof a distance of 562.5 feet to point of beginning; thence continue Southerly along East line of said E 1/2 of the W 1/2 of the NE 1/4 a distance of 1330.36 feet; thence turn an angle to right of 95 degrees, 25 3/4 minutes, and run Westerly for a distance of 56.25 feet to East boundary of Wallace Lane; thence turn an angle to right and run Northeasterly along the East line of Wallace Lane a distance of 1345 feet, more or less, to South right-of-way line of State Highway #155; thence turn an angle to right and run Southeasterly along said right-of-way line a distance of 37.5 feet to point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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 GRANTEE.

Shelby County, AL 10/08/2019  
State of Alabama  
Deed Tax: \$37.00

  
20191008000370780 1/3 \$65.00  
Shelby Cnty Judge of Probate, AL  
10/08/2019 02:36:01 PM FILED/CERT

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 hereinabove 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 GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 7 day of October, 2019.

Jeffrey Wade Hall  
Jeffrey Wade Hall

Catherine Kirkland Hall  
Catherine Kirkland Hall

STATE OF ALABAMA  
SHELBY COUNTY

}


SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jeffrey Wade Hall** and **Catherine Kirkland 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7 day of October, 2019.

Justin Smitherman  
Notary Public  
My Commission Expires: 1/18/21

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 18, 2021

  
20191008000370780 2/3 \$65.00  
Shelby Cnty Judge of Probate, AL  
10/08/2019 02:36:01 PM FILED/GERT

**Real Estate Sales Validation Form**

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

Grantor's Name Jeffrey Wade Hall Catherine Kirkland Hall  
Mailing Address 8770 HWY 155  
Montevallo, AL 35115

Grantee's Name Lovelady Properties, Limited Liability Company  
Mailing Address 3347 Pelham Parkway  
Pelham, AL 35124

Property Address HWY 155 & CO RD 200  
Montevallo, AL 35115

Date of Sale 10/07/2019  
Total Purchase Price \$37,000.00  
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  Appraisal  
 Sales Contract  Other  
 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 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 10/07/2019

Print Justin Smitherman

Unattested

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

