

This instrument was prepared by  
Chesley P. Payne, Attorney  
MASSEY, STOTSER & NICHOLS, P.C.  
1780 Gadsden Highway  
Birmingham, Alabama 35235

90,000

Send Tax Notice To:  
J. Hunter Hall  
Tamra Harrison Hall  
1810 Mountain Stone Drive  
Helena, AL. 35080

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, TAMRA HARRISON HALL and husband, J. HUNTER HALL (herein referred to as GRANTORS, whether one or more) does hereby grant, bargain, sell and convey unto J. HUNTER HALL and TAMRA F. HALL (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 2012 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any. (4) Mortgage of record in Instrument No. 20081124000449090, in said Probate Office.

NOTE: TAMRA HARRISON HALL, Grantor herein, is one and the same person as TAMRA HARRISON, grantee in that certain deed dated September 30, 2008 and recorded in Instrument No. 20081124000449080, in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this \_\_\_\_ day of June, 2012.

20120622000220020 1/2 \$105.00  
Shelby Cnty Judge of Probate, AL  
06/22/2012 10:50:26 AM FILED/CERT

  
TAMRA HARRISON HALL

  
J HUNTER HALL

STATE OF ALABAMA )  
Shelby COUNTY )

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that TAMRA HARRISON HALL and husband, J. HUNTER 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 this conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of June, 2012.

My Commission Expires April 27, 2016

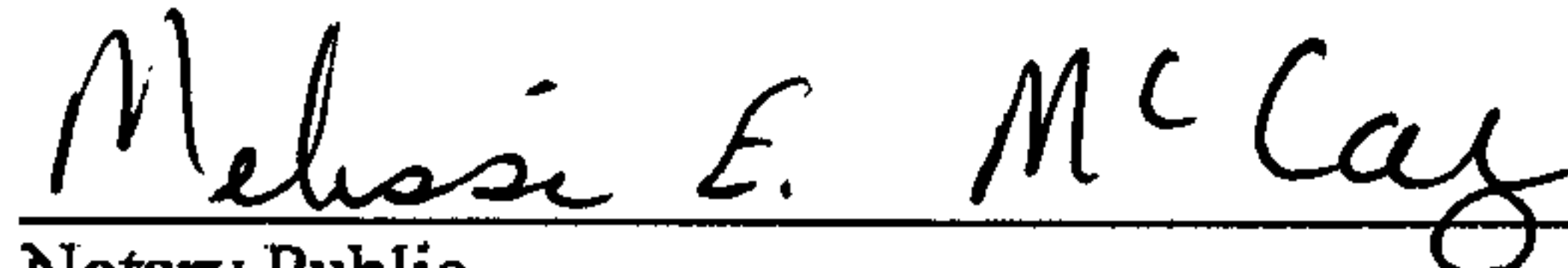

  
Notary Public



EXHIBIT "A"

A PART OF THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4 A DISTANCE OF 805.22 FEET TO A POINT, THENCE RUN SOUTH 88 DEGREES 13 MINUTES, 17 SECONDS, EAST A DISTANCE OF 212.95 FEET TO A POINT IN THE CENTERLINE OF MOLLENRY CREEK AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED, THENCE RUN SOUTH 11 DEGREES 08 MINUTES, 36 SECONDS, EAST ALONG THE CENTERLINE OF SAID CREEK A DISTANCE OF 21.25 FEET TO A POINT, THENCE RUN SOUTH 11 DEGREE 59 MINUTES 37 SECONDS EAST ALONG SAID CENTERLINE OF SAID CREEK 96.05 FEET TO A POINT, THENCE RUN SOUTH 12 DEGREE, 03 MINUTES 26 SECONDS EAST ALONG SAID CENTER LINE OF SAID CREEK 85.48 FEET TO A POINT, THENCE RUN SOUTH 13 DEGREES 36 MINUTES 25 SECONDS EAST ALONG SAME SAID CENTERLINE OF SAME SAID CREEK 94.05 FEET TO POINT, THENCE RUN SOUTH 21 DEGREES 14 MINUTES 45 SECONDS EAST ALONG SAME SAID CENTERLINE OF SAME SAID CREEK 53.54 FEET TO A POINT, THENCE RUN SOUTH 16 DEGREES 07 MINUTES 50 SECONDS, EAST ALONG SAME SAID CENTERLINE OF SAME SAID CREEK 61.76 FEET TO A POINT, THENCE RUN NORTH 89 DEGREES 37 MINUTES 49 SECONDS WEST A DISTANCE OF 965.31 FEET TO A STEEL REBAR CORNER ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 17 THENCE RUN NORTH 09 DEGREES 59 MINUTES 32 SECONDS EAST ALONG SAID RIGHT OF WAY LINE OF SAID HIGHWAY NO. 17 A DISTANCE OF 374.07 FEET TO A POINT MARKING THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 12 MINUTES 03 SECONDS THENCE RUN NORTH 09 DEGREES 28 MINUTES 32 SECONDS EAST ALONG THE CORD OF SAID RIGHT OF WAY CURVE A CHORD DISTANCE OF 49.58 FEET TO A STEEL REBAR CORNER, THENCE RUN SOUTH 88 DEGREES 13 MINUTES 17 SECONDS EAST A DISTANCE OF 792.78 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

  
20120622000220020 2/2 \$105.00  
Shelby Cnty Judge of Probate, AL  
06/22/2012 10:50:26 AM FILED/CERT

Shelby County, AL 06/22/2012  
State of Alabama  
Deed Tax: \$90.00