

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20130628000264190 1/3 \$67.00
Shelby Cnty Judge of Probate, AL
06/28/2013 08:38:53 AM FILED/CERT

Send Tax Notice to:

185 McEwen Rd
Wilsonville AL
35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY TWO THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations 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. a Married Man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **James M. Hall Jr and wife, Susan A. Hall** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

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 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.

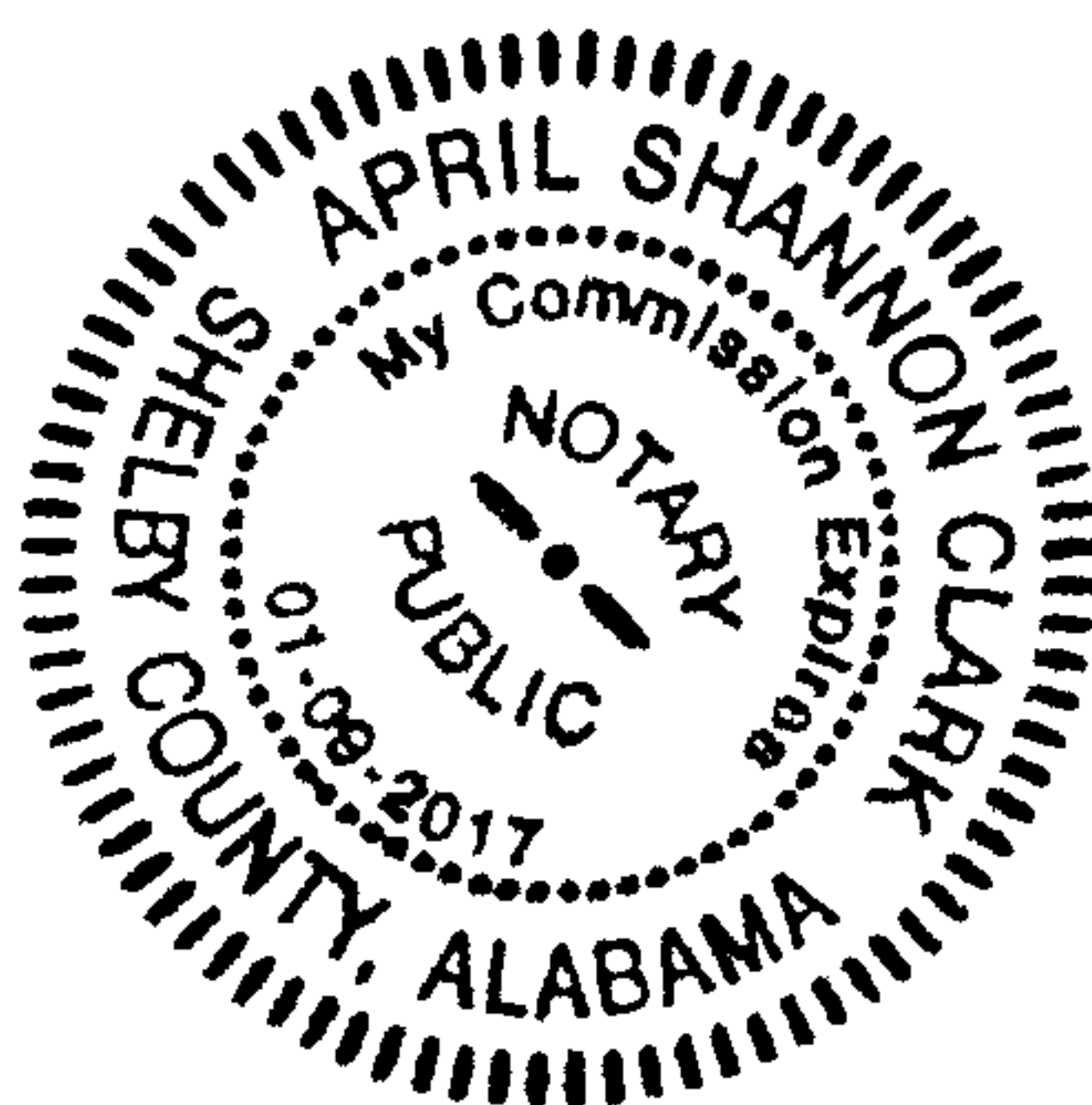
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of June, 2013.

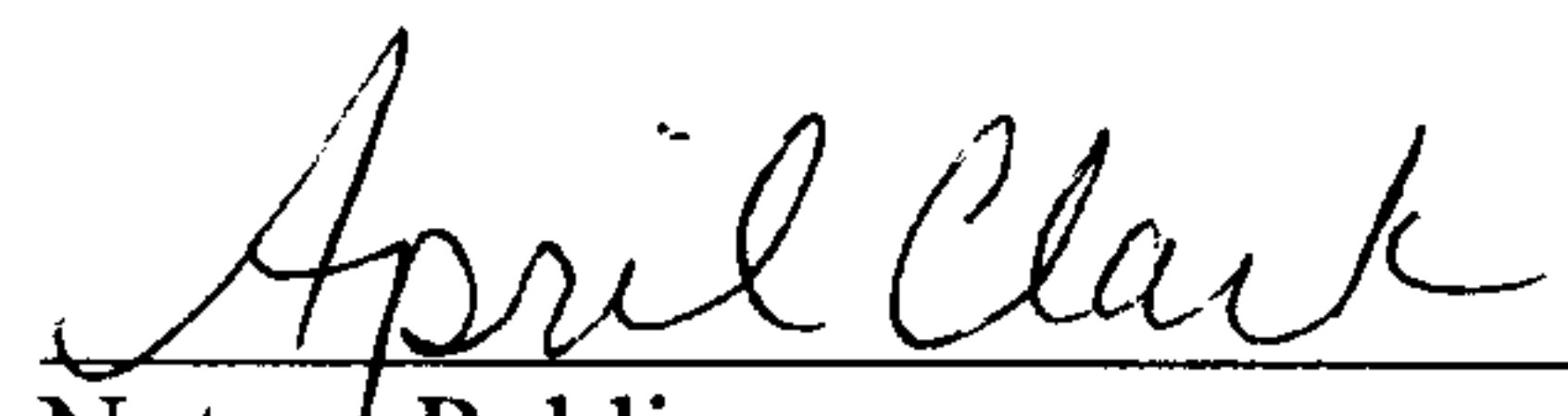

James M. Hall Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **James M. Hall Jr.**, 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 this 26th day of June, 2013




Notary Public
My Commission Expires: 1-9-17

Shelby County, AL 06/28/2013
State of Alabama
Deed Tax: \$49.00

EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the South $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 23, Township 20 South, Range 1 East, lying Southeast of Shelby County Highway #61, and West of Shelby County Highway #443.

The North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 20 South, Range 1 East, and all of the North $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 26, Township 20 South, Range 1 East, lying West of Shelby County Highway #443.

The South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 20 South, Range 1 East, and all of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 26, Township 20 South, Range 1 East, lying West of Shelby County Highway #443.

All that part of the West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East, lying East of Shelby County Highway #443.

The North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and all of the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East, lying West of County Highway #443. LESS AND EXCEPT 2 acres previously sold to Rufus Brown.

The NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 27, Township 20 South, Range 1 East. LESS AND EXCEPT that portion previously conveyed to James M. Hall, Jr., by deed recorded in Instrument #20050207000061300, in Probate Office of Shelby County, Alabama.

One-half acre off of the East side of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 27, Township 20 South, Range 1 East.

Also, 30 acres off the North side of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 27, Township 20 South, Range 1 East.

Also, a portion of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East, more particularly described as follows: Begin at the Northwest corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section and run thence North along Section line 220 yards; thence South $22\frac{1}{2}$ degrees East 444 feet to a corner on the East bank of a branch known as Spearman Branch; thence up said branch in a Northwest direction to the West line of said Section 26; thence North along said Section line 432 feet, more or less, to the point of beginning.


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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 James M Hall Jr Grantee's Name James M Hall Jr
Mailing Address 185 McEwen Farm Rd Mailing Address 185 McEwen Road
Wilsonville, Az 35186 Wilsonville, Az 35186

Property Address _____ Date of Sale 6/1/13

Total Purchase Price \$ ~~48,640.00~~
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 48,640.00

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 _____ Appraisal
____ Sales Contract _____ Other
____ Closing Statement _____ assessor value

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 6/1/13 Print James M. Hall Jr
____ Unattested _____ Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one