

This instrument was prepared without  
evidence of title or survey by:

Grantees' address:  
40829 Hwy 25  
Vincent, AL 35178

William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF  
SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Evelyn P. Hale, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Evelyn P. Hale and Germania Hale (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

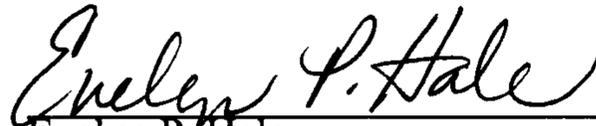
See attached Exhibit A

Less and except that portion of said property transferred to the State of Alabama for highway right of way purposes.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
16th day of August, 2013.

  
Evelyn P Hale

STATE OF ALABAMA

SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evelyn P. Hale, 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 and official seal this 16th day of August, 2013.



  
Notary Public

  
20130816000334220 2/4 \$55.00  
Shelby Cnty Judge of Probate, AL  
08/16/2013 10:46:32 AM FILED/CERT

## Exhibit "A"

Commence at the Southwest corner of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North along the West boundary of said section for a distance of 467.79 feet; thence proceed North 87 degrees 44 minutes East for a distance of 415.0 feet to the point of beginning. From this beginning point continue North 87 degrees 44 minutes East for a distance of 51.69 feet; thence proceed South 1 degree 47 minutes 25 seconds East for a distance of 467.79 feet; thence proceed North 87 degrees 47 minutes East for a distance of 258.41 feet to a point on the Westerly right-of-way line of U.S. 231 Highway; thence proceed Northerly along the Westerly right-of-way line of said highway for a distance of 966.6 feet; thence proceed North 89 degrees 38 minutes 19 seconds East along the right-of-way line of said highway for a distance of 67 feet; thence proceed Northerly along the Westerly right-of-way line of said highway for a distance of 371.07 feet to its point of intersection with the North boundary of the Southwest one-fourth of the Southwest one-fourth of said section; thence proceed South 87 degrees 44 minutes West along the North boundary of said quarter-quarter section for a distance of 71.68 feet; thence proceed South 6 degrees 46 minutes West for a distance of 425.28 feet; thence proceed South 87 degrees 44 minutes West for a distance of 210 feet; thence proceed North 6 degrees 46 minutes East for a distance of 425.28 feet to a point on the North boundary of said quarter-quarter section; thence proceed South 87 degrees 44 minutes West along the North boundary of said quarter-quarter section for a distance of 106.25 feet; thence proceed North 2 degrees 16 minutes West for a distance of 190 feet; thence proceed North 87 degrees 44 minutes East for a distance of 199.88 feet; thence proceed North 6 degrees 36 minutes East for a distance of 84.17 feet; thence proceed South 83 degrees 24 minutes East for a distance of 210 feet to a point on the Westerly right-of-way line of the aforementioned highway; thence proceed Northerly along the Westerly right-of-way line of said highway for a distance of 210 feet; thence proceed North 83 degrees 24 minutes West for a distance of 555.12 feet; thence proceed South 1 degree 59 minutes East for a distance of 1394.33 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southwest one-fourth and the Northwest one-fourth of the Southwest one-fourth of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 13.04 acres, less and except Atlantic Coast Railroad right-of-way and subject to joint driveways and subject to an easement as shown by deed recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 349 at page 304.



20130816000334220 3/4 \$55.00  
Shelby Cnty Judge of Probate, AL  
08/16/2013 10:46:32 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Evelyn P. Hale
Mailing Address 40829 Hwy 25
Vincent, AL 35178

Grantee's Name Evelyn P. Hale & Germanica Hale
Mailing Address 40829 Hwy 25
Vincent, AL 35178

Property Address 40829 Hwy 25
Vincent, AL 35178

Date of Sale 8-16-13
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 63,800.00

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 tax records

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 8-16-13

Print Evelyn Hale

Unattested (verified by)

Sign Evelyn Hale (Grantor/Grantee/Owner/Agent) circle one

