

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Loy V. Steele
4487 Highway 22
Montevallo, AL 35115

20150205000039370
02/05/2015 02:54:13 PM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty-Nine Thousand Nine Hundred And No/100 Dollars (\$59,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Benny Steven Hall and wife, Kay F. Hall, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Loy V. Steele (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 5, 2015.

Benny Steven Hall
Benny Steven Hall
Kay F. Hall
Kay F. Hall

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benny Steven Hall and Kay F. 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 conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 5th day of February, 2015.

Sandy F. Johnson
Notary Public
Commission Expires:

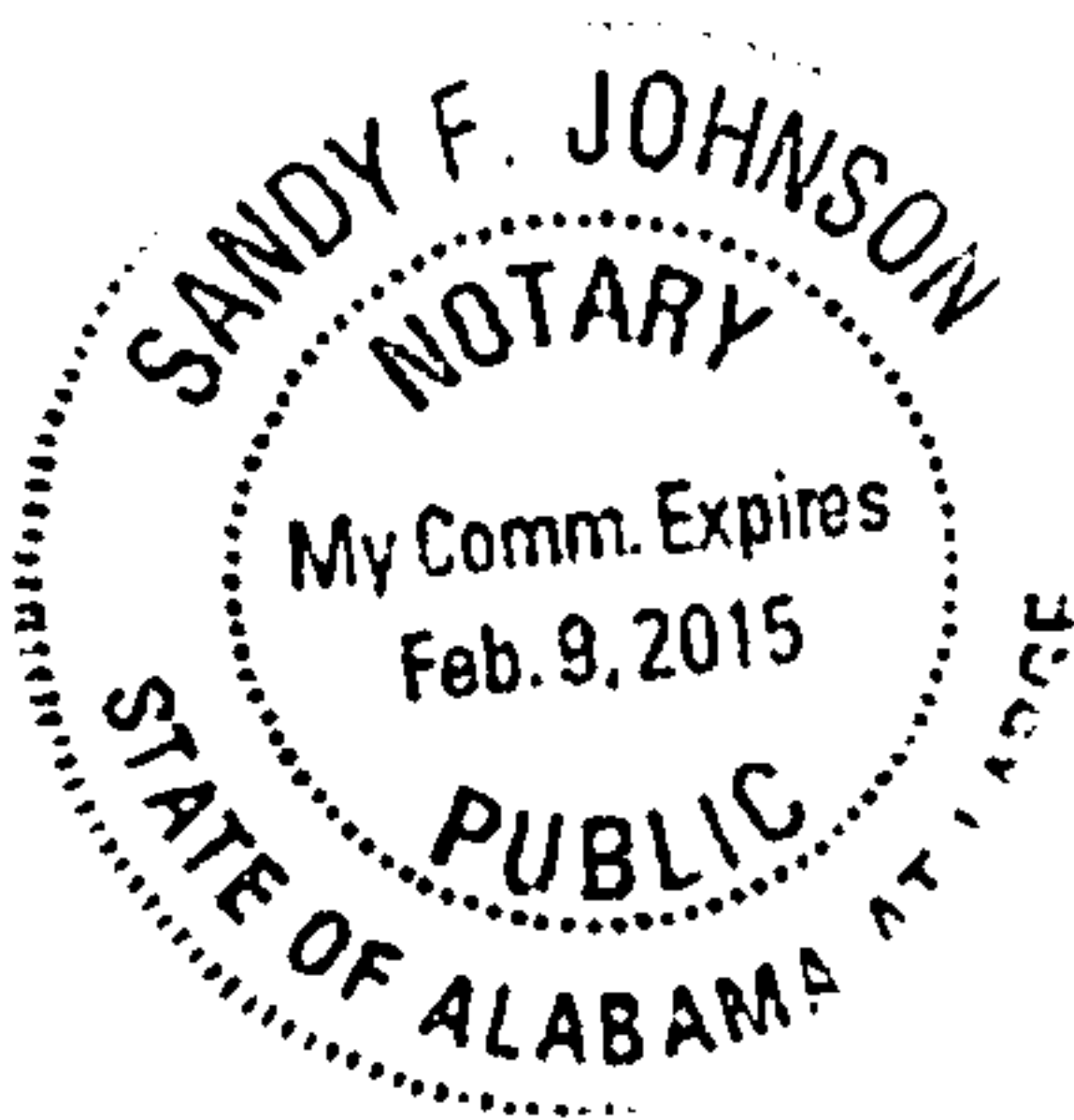


EXHIBIT "A"

A parcel of land lying in the SW 1/4; NW 1/4, Section 4, Township 22 South, Range 3 West and more particularly described as follows:

Starting at a point 40 feet north of the southwest corner of said SW 1/4, NW 1/4, Section 4, Township 22 South, Range 3 West, which point is also at the intersection of the west boundary line of said Section 4 and the North R/W line of Shelby County Highway #22, run easterly along said North R/W line of said Highway #22 a distance of 413.0 feet to a chain link fence, the point of beginning; thence turn 93 degrees, 05 minutes left and run northerly along said fence for 121.0 feet; thence run left 1 degree, 30 minutes along said fence for 86 feet; thence right 2 degrees, 00 minutes and continue northerly along said fence for 50.0 feet to a fence post in said chain link fence; thence turn 92 degrees, 45 minutes right and run easterly 119.1 feet to a railroad spike to a chert drive; thence turn 89 degrees, 30 minutes right and run southerly 257.6 feet to a railroad spike at the intersection of said chert drive with the said north R/W line of said Highway #22; thence run westerly along said north R/W line 102.8 feet to the point of beginning.

20150205000039370 02/05/2015 02:54:13 PM DEEDS 2/3

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Benny Steven Hall and Kay F. Hall	Grantee's Name Loy V. Steele
Mailing Address 4487 Highway 22 Montevallo, AL 35115	Mailing Address <u>4487 Hwy 22</u> <u>Montevallo AL 35115</u>
Property Address 4487 Highway 22 Montevallo, AL 35115	Date of Sale February 5, 2015
	Total Purchase Price \$59,900.00
	or
	Actual Value \$ _____
	or
	Assessor's Market Value \$ _____
20150205000039370 02/05/2015 02:54:13 PM DEEDS 3/3	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Benny Steven Hall and Kay F. Hall, 4487 Highway 22, Montevallo, AL 35115.

Grantee's name and mailing address - Loy V. Steele, , .

Property address - 4487 Highway 22, Montevallo, AL 35115

Date of Sale - February 5, 2015.

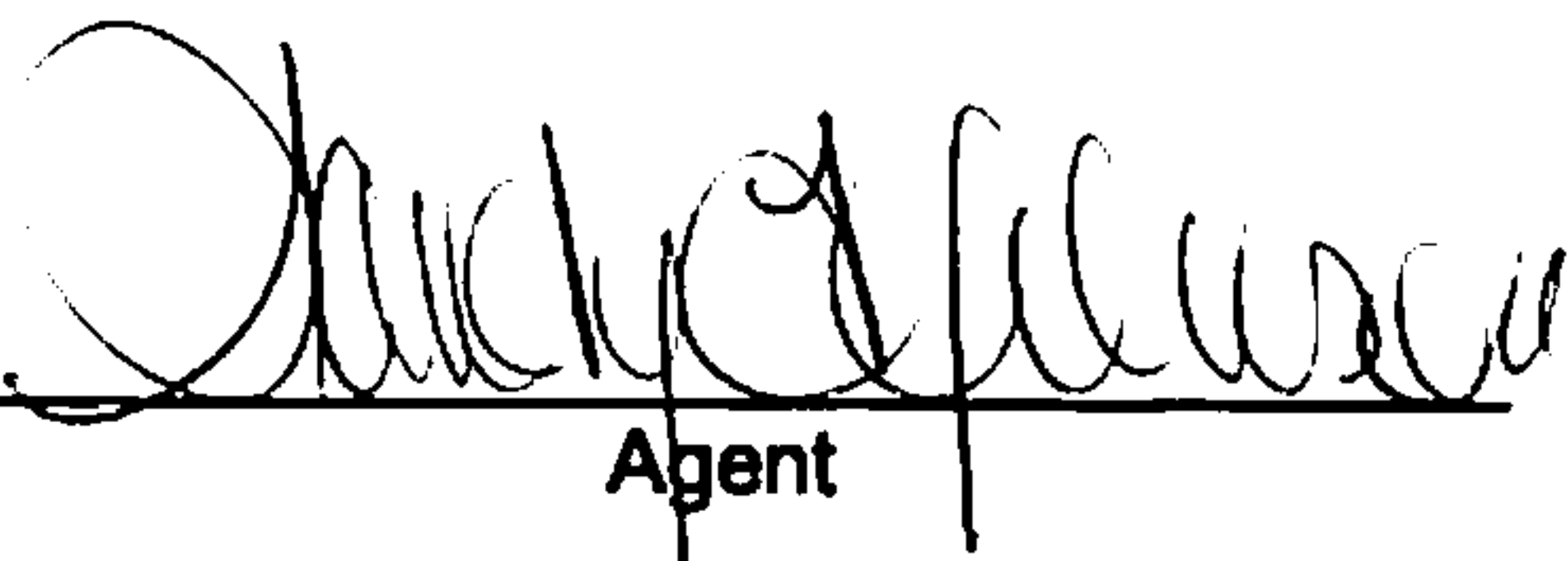
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

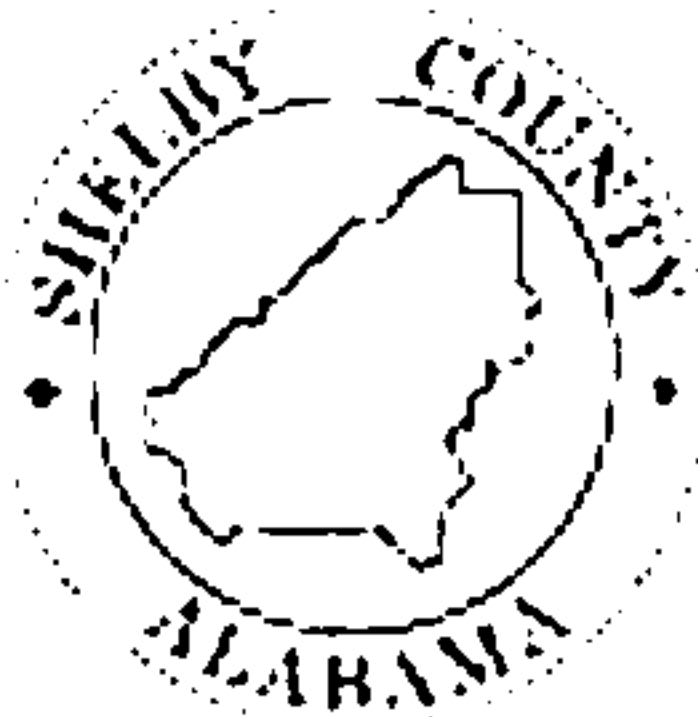
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 with 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: February 5, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/05/2015 02:54:13 PM
\$80.00 CHERRY
20150205000039370

