

After Recording Send Tax Notice To:
James and Jacqueline Hale
6690 Chelsea Road
Columbiana, Alabama 35051

20151208000419800
12/08/2015 03:52:33 PM
DEEDS 1/4

WARRANTY DEED WITH MORTGAGE ASSUMPTION

TITLE OF DOCUMENT

STATE OF ALABAMA

Know all men by these presents:

SHELBY COUNTY

THAT in consideration of valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, the receipt whereof is hereby acknowledged, we, **GEORGE CLINE Aka George Ross Cline, Sr.** and wife **JANE M. CLINE** (herein referred as grantor) who certify that the property conveyed hereby does constitute our homestead, grant, bargain, sell and convey unto to **JAQUELINE C. HALE** and her husband **JAMES L. HALE** (herein referred to as grantee), for and during their joint lives and upon the death of either of them then to the survivor of them in fee simple, our interest in the real estate described below situated in Shelby County, Alabama, to wit.

Attached hereto as exhibit A

EXCEPT that, as to all of the above described property, we reserve to ourselves and the survivor of us a life estate, together with the right to use and occupy the same and collect the rents or other income therefrom so long as either of us shall live.

And being the same property conveyed unto the Grantors herein by Charles L. LeCroy, by deed dated November 21, 2001, and recorded in the Probate Office of Shelby County, Alabama as Instrument # 51411 and commonly known as 6690 Chelsea Road, Columbiana, Alabama.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee and her assigns forever.

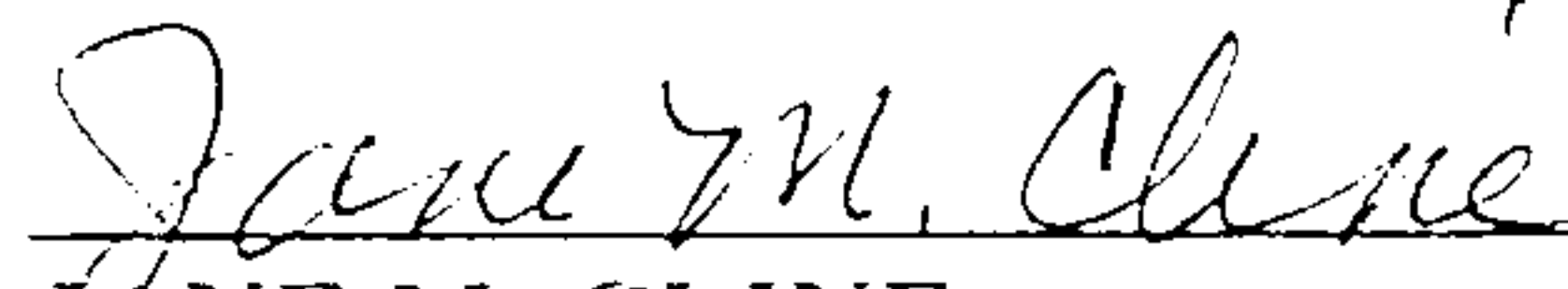
Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **GEORGE CLINE** and **JANE M. CLINE** have hereunto set our hand and seal, this 8th day of December, 2015.


GEORGE CLINE

20151208000419800 12/08/2015 03:52:33 PM DEEDS 2/4


JANE M. CLINE

GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA

COUNTY OF SHELBY

I, Steve Bailey, a Notary Public in and for said County, in said State, hereby certify that **GEORGE CLINE** and **JANE M. CLINE** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

NOTARY STAMP / SEAL



Given under my hand and official seal of office
this 8th day of December, 2015.



NOTARY PUBLIC
My Commission Expires: May 13, 2018

This Document Prepared By:
Steve Bailey
Bailey Law Firm
2000 Providence Park, Suite 200
Birmingham, AL 35242
205-263-5060

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF
 SEC 23 T20S R1W SHELBY COUNTY AL :THENCE S 05 28'01"W.23.80 FT
 :THENCE N 88 10'13"E.32.16 FT :THENCE S 71 04'01"E.49.48
 FT:THENCE S 28 26'37"W.129.36 FT :THENCE S 15 44'21"W.75.00
 FT:THENCE S 60 22'52"W.14.68 FT :THENCE S 64 18'11"W.1493.68
 FT :THENCE S 20 16'52"W.138.22 FT :THENCE N 69 59'59"W.
 171.12 FT TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 47
 :THENCE ALONG SAID RIGHT OF WAY N 20 00'00"E.445.44 FT
 TO THE POINT OF BEGINNING OF THE SURVEYED PARCEL
 :THENCE LEAVING SAID RIGHT OF WAY N 75 08'48"E.1173.52 FT
 :THENCE N 75 08'48"E.11.83 FT TO THE CENTERLINE OF CREEK AND ALON G
 CREEK N 56'38'36"W.12.37 FT :THENCE N 16 48'50"E.276.51 FT
 :THENCE N 42 00'27"W.126.99 FT :THENCE S 73 19'59"W.102.47 FT
 :THENCE S 67 29'48"W.61.92 FT :THENCE S 12 56'22"W.106.01 FT
 :THENCE S 59 29'43"W.98.21 FT :THENCE S 87 04'11"W.19.84 FT
 :THENCE LEAVING SAID CREEK S 86 23'09"W.695.92 FT TO THE
 EASTERLY RIGHT OF WAY OF SHELBY COUNTY ROAD 47 :THENCE
 ALONG SAID ROAD S 20 00'00"W. 445.43 FT TO THE
 POINT OF BEGINNING SAID PARCEL CONTAINNG 8.0 ACRES
 MORE OR LESS.

Exhibit A

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

Grantor's Name George & Jane Cline Grantee's Name Jacqueline & James Hale
Mailing Address _____ Mailing Address _____
6690 Chelseard, 6690 Chelseard,
COLUMBIANA, AL COLUMBIANA, AL
35057 35057
Property Address 6690 Chelseard, Date of Sale 12/08/15
COLUMBIANA, AL Total Purchase Price \$ _____
35057 or
Actual Value \$ _____
or
Assessor's Market Value \$ 196,820

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 12/08/15 Print Steve Barker
Unattested Sign _____
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/08/2015 03:52:33 PM
\$221.00 CHERRY
20151208000419800

(verified by)

[Signature]

Form RT-1