

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**



20160701000230340 1/3 \$117.00
Shelby Cnty Judge of Probate, AL
07/01/2016 02:34:38 PM FILED/CERT

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Jeffrey Wade Hall

(Address) 8770 Hwy 155

Montevallo AL 35115

Minimum Value: \$96,000.00

Statutory Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and other good and valuable consideration** to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I or we, **Timothy Jack Hall, as Trustee of the Jeff Hall Trust** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jeffrey Wade Hall** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

That certain parcel or tract of land, situated in the NW ¼ of NE ¼ of Section 11, Township 24, Rnge 12 East, more particularly described as follows:

Begin at the intersection of the eastern boundary of said forty-acre tract with the northeastern boundary of the Montevallo-Jemison Highway, built in the year 1951, and run north 57 degrees and 45 minutes west, along the northeastern boundary of said highway, 206.3 feet; thence turn a right angle to the right and run north 32 degrees and 15 minutes east, 280 feet, to intersection with the eastern boundary of said forty-acre tract; thence run south, 3 degrees west, along said eastern boundary, 347.1 feet, to the point of beginning, being situated in Shelby County, Alabama

Together with an easement for ingress and egress along the existing gravel drive connecting said property to the west margin of the county road. A copy of the survey plat is hereto attached as Exhibit "A".

**SUBJECT TO: Property Taxes for 2016 and subsequent years.
Rights, reservations and restrictions of record.**


Source of Title: Instrument Number 20110921000279290.

TO HAVE AND TO HOLD, to the said GRANTEE, and to the heirs and assigns of Grantee forever.

Shelby County, AL 07/01/2016
State of Alabama
Deed Tax: \$96.00

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 26th day of May, 2016.

Timothy Jack Hall
Timothy Jack Hall
Trustee, Jeff Hall Trust


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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Timothy Jack Hall, whose name, as Trustee of the Jeff Hall Trust, 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 in his capacity as Trustee, with full authority to do so.

Given under my hand and official seal, this the 26th day of May, 2016.

Matt
Notary Public
My Commission Expires: 07/31/17



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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Timothy Jack Hall, Trustee
Jeff Hall Trust
 Mailing Address 209 Gahagan Lane
Lake Charles LA 70611

Grantee's Name Jeffrey Wade Hall
 Mailing Address 8770 Hwy 155
Montevallo AL 35115

Property Address 8770 Hwy 155
Montevallo AL 35115

Total Purchase Price \$ _____
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$96,000.00

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).

05/26/2016
 Date

Sign Timothy Jack Hall
 Timothy Jack Hall, Trustee/Grantor