

STATE OF ALABAMA

COUNTY OF SHELBY



20160707000236070 1/4 \$74.00
Shelby Cnty Judge of Probate, AL
07/07/2016 12:36:23 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 dollars (\$10.00) in hand paid to Cheryl Grubbs, herein referred to as Grantor, in hand paid by James William Hall and Rachel Brasher Hall, husband and wife, herein referred to Grantee, whether one or more, the receipt whereof is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto said Grantee in fee simple all right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A attached for Legal Description

Subject to: Ad valorem taxes for 2016 have been paid
All easements, right-of-way, restrictions and encumbrances or record,
Any mineral and/or mining rights not owned by Seller
Present Zoning Classification
Residential Utility Easements serving property, residential subdivision
covenants and restrictions, and building lines of record, provided
that none of the foregoing materially impair use of the property for
residential purposes.
50 foot plantation pipeline easement on front, as shown by recorded map,
Restrictions as shown by recorded map
Right of way to the Town of Vincent, recorded in Volume 355, Page 189,
in the Probate Office of Shelby County,
Right of way Level 3, LLC, recorded in Instrument #1999-41348. In the
Probate Office of Shelby County, Alabama,
Right of way to Plantation Pipe Line, recorded in Volume 252, page
591, in the Probate Office of Shelby County, Alabama,
Mineral and mining rights incidents thereto recorded in Volume 315, Page
692, in the Probate Office of Shelby County, Alabama,
Oil, Gas and Mineral Lease, as recorded in Volume 330, Page 574 and
Volume 336, Page 428 in the Probate Office of Shelby County,
Alabama.

TO HAVE AND TO HOLD unto the said Grantee, his and her heirs and assigns forever in fee simple, said Grantors do for themselves and their heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same to the said Grantee, their heirs, executors and administrators, shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Cheryl Grubbs have hereto set forth her signature and seals this the
11th day April, 2016.

Cheryl Grubbs
Cheryl Grubbs

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STATE OF ALABAMA

I, the undersigned, a Notary Public in and for said County, in said State, hereby acknowledge that Cheryl Grubbs whose name is signed to the foregoing conveyance, and who are either known to me or have proven their identity to me by good and sufficient evidence acknowledged before me on this day, that having been informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of April, 2016.

Glenda L. Dix
Notary Public

AUGUST 23, 2017
My Commission Expires

Exhibit A

Legal Description

Lot 1, according to the survey of Vincent Estates, as recorded in Map Book 8, Page 144, in the Probate Office of Shelby County, Alabama.



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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
Mailing Address

Cherry L Grubbs
2040 Springfield Dr
Chelsea, AL 35043

Grantee's Name James W & Rachel B Hall
Mailing Address 408 McBrayer Dr
Vincent AL, 35178

Property Address

408 McBrayer Dr
Vincent, AL 35178

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 49,940

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


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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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in 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 7/7/16

Print Rachel B Hall

Unattested

Sign Rachel B Hall

(verified by)

(Grantor/Grantee/Owner/Agent) circle one