

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

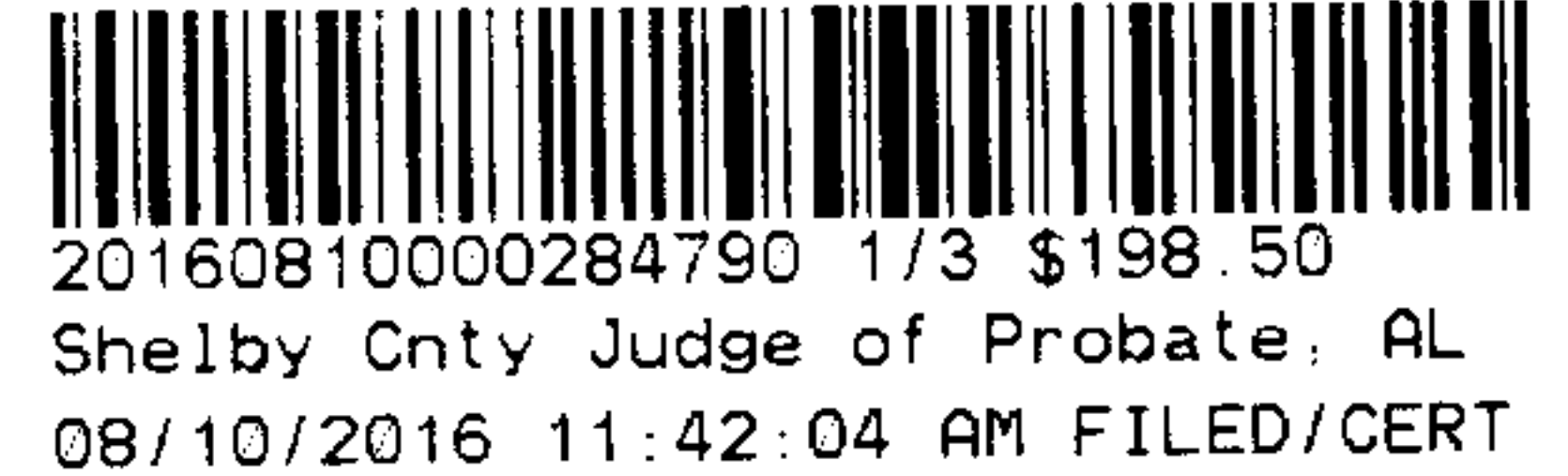
William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051

**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, the undersigned Jewell C. Hallmark, f/k/a Jewell C. Clinkscale, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Mark Edward Clinkscale and Belinda Kay Clinkscale (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:

NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 8, Township 20 South, Range 2 East, less and except the portion of the above described property conveyed to GRANTEES by deed recorded as Instrument # 20060103000002360 in the Probate Office of Shelby County, Alabama; subject to an easement for ingress, egress, and utilities from Dead Hollow Road to the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 8, Township 20 South, Range 2 East.

Subject to all easements, restrictions, rights of way, and encumbrances of record.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

GRANTOR was formerly known as Jewell C. Clinkscale and is the surviving grantee named in the deed recorded in Deed Book 344, Page 888, in the Probate Office of Shelby County, Alabama, the other grantee, Ella Mae Cater, having died on March 13, 1991.

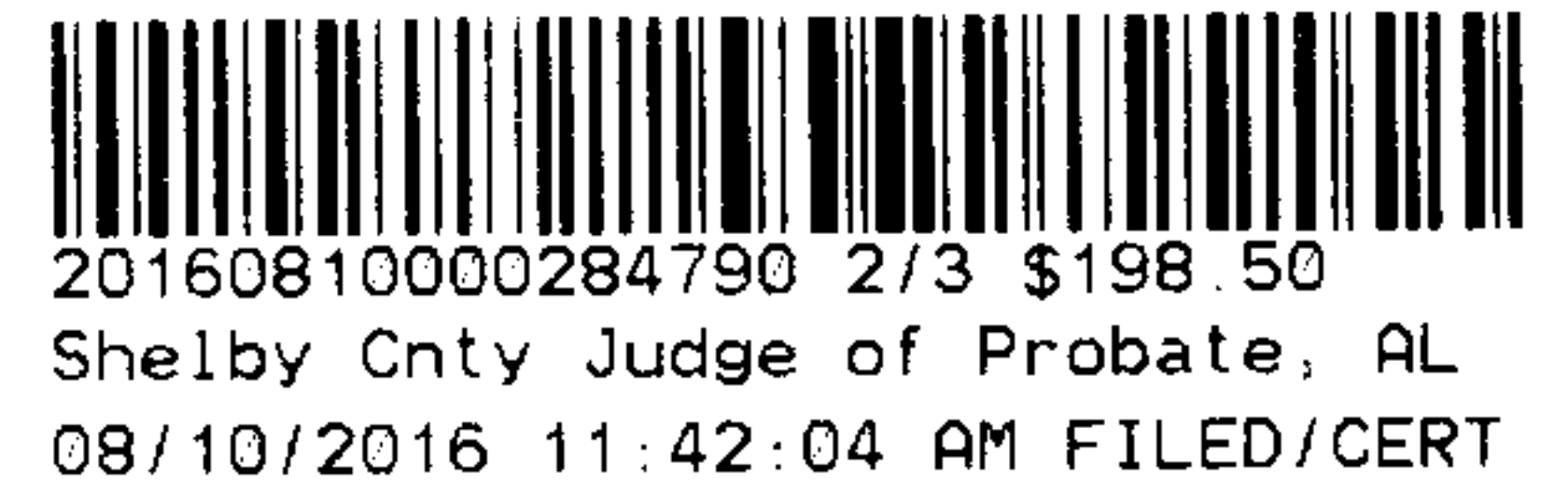
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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  
10 day of Aug, 2016

Jewell C. Hallmark  
Jewell C. Hallmark



STATE OF ALABAMA

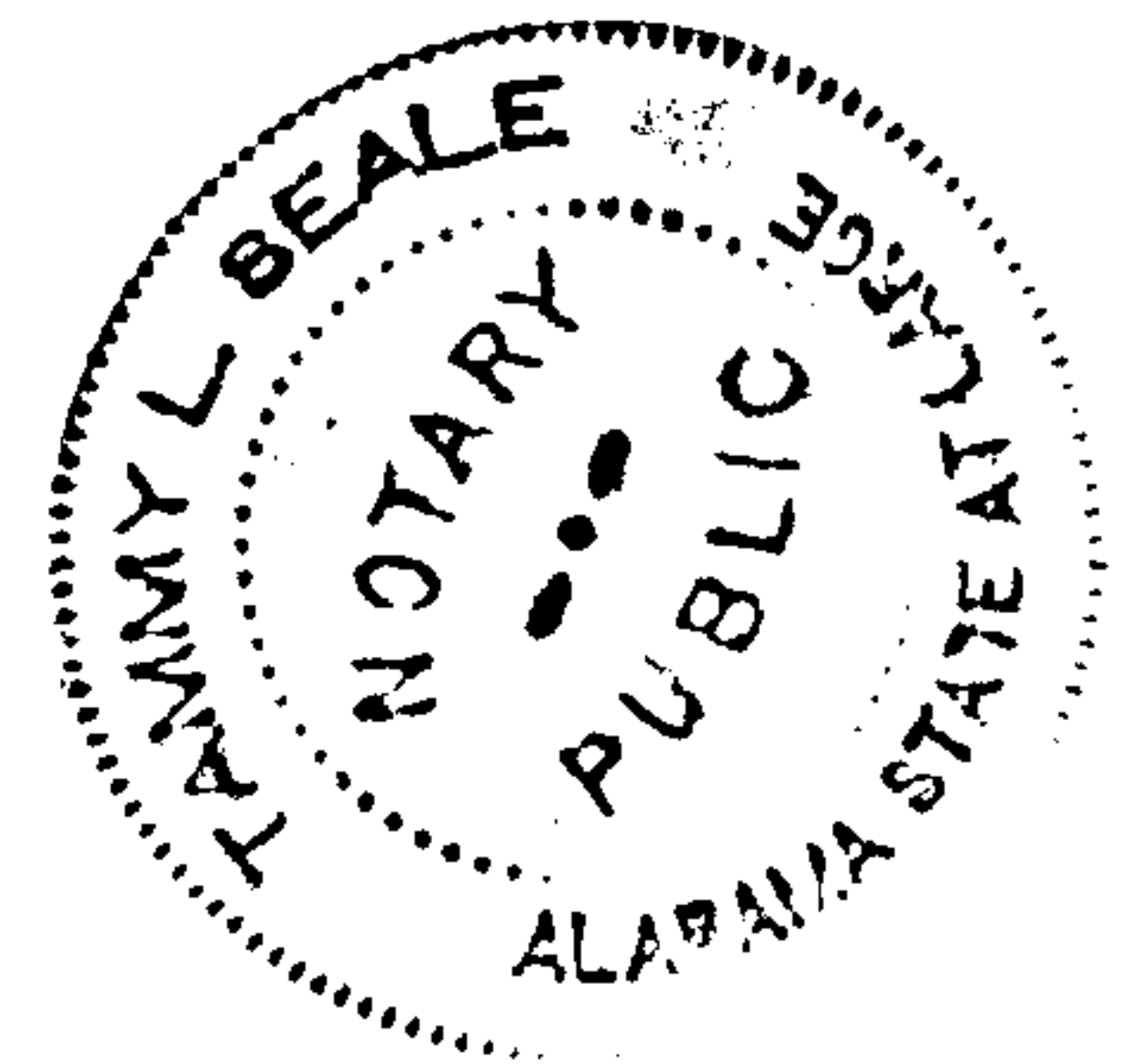
COUNTY OF Shelby

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jewell C. Hallmark, 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 10<sup>th</sup> day of August, 2016.

Tammy L. Seale  
Notary Public





## Real Estate Sales Validation Form

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

Grantor's Name Jewell C. Hallmark  
Mailing Address 1419 Dead Hollow Rd  
Harpersville, AL 35078

Grantee's Name Mark Edward Clinkscale &  
Mailing Address Belinda Kay Clinkscale  
7211 North Lake Dr.  
Spanish Fort, AL 36527


Property Address Dead Hollow Rd -  
Oak Hollow Ln  
Harpersville, AL

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 177,225

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

  
20160810000284790 3/3 \$198.50  
Shelby Cnty Judge of Probate, AL  
08/10/2016 11:42:04 AM FILED/CERT

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 8-10-16

Print Jewell C. Hallmark

☐ Unattested

Sign Jewell C. Hallmark  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1