

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-17-24304

Send Tax Notice To: William Daniels

5710 Shellbournes Hill Road
College Station, TX 77845

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Christine C. Hall, a/k/a Christine Chambliss**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William Daniels**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

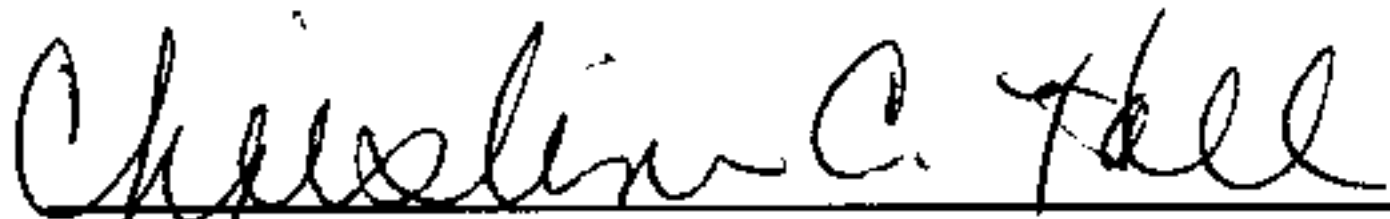
Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of December, 2017.


Christine C. Hall


By Lynne L. Hall Attorney In Fact

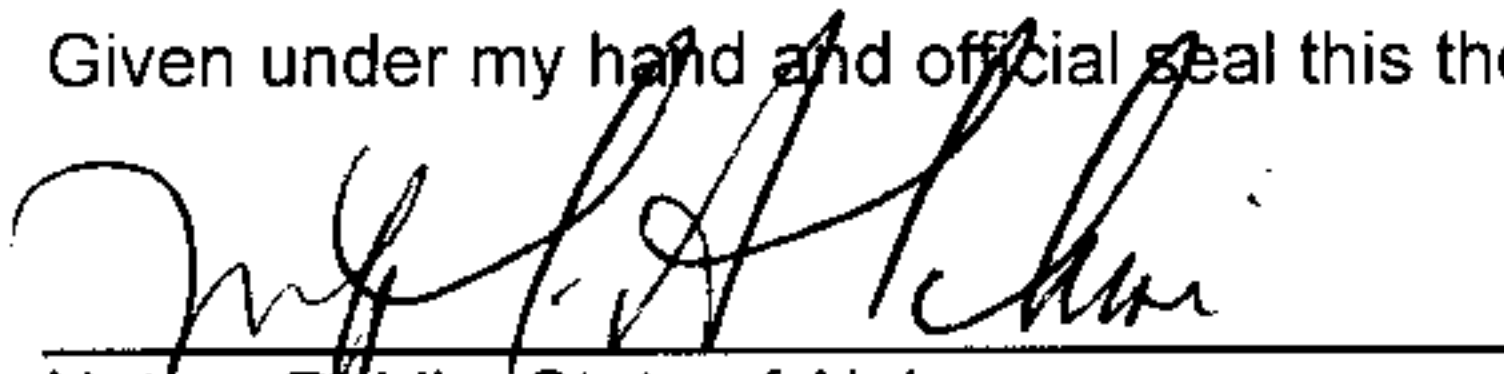
Shelby County, AL 12/18/2017
State of Alabama
Deed Tax: \$160.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Lynne L. Hall as Attorney in Fact for Christine C. Hall, a/k/a Christine Chambliss, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of December, 2017.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020




20171218000451050 1/3 \$181.00
Shelby Cnty Judge of Probate: AL
12/18/2017 03:32:27 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the SE 1/4 of the NE 1/4, Section 32, Township 21 South, Range 1 East, lying North of Shelby County Highway #28 and East of Shelby County Highway #61.

All that part of the SW 1/4 of NW 1/4, Section 33, Township 21 South, Range 1 East, lying North of Shelby County Highway #28.

LESS AND EXCEPT that portion previously sold by deed recorded in Deed Book 315, Page 591, being more particularly described as follows: Commence at the Northeast corner of the SW 1/4 of NW 1/4 of Section 33, Township 21 South, Range 1 East; run West along quarter-quarter section line a distance of 842 feet to the point of beginning; continue West along quarter-quarter section line a distance of 475 feet to an iron peg on the Northwest corner on highway right of way; thence run South 15 degrees West along highway right of way a distance of 179 feet to a point and a fence; thence run East along fence line a distance of 507 feet to a point; thence run North a distance of 185 feet to quarter-quarter section line and fence, the point of beginning.


20171218000451050 2/3 \$181.00
Shelby Cnty Judge of Probate, AL
12/18/2017 03:32:27 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Christine C. Hall
Mailing Address _____

Grantee's Name William Daniels
Mailing Address 5710 Shellbournes Hill Road

028 Warwick Ln
Alabama, AL 35007

College Station, TX 77845

Property Address 0 Hwy 28
Columbiana, AL 35051

Date of Sale December 15, 2017
Total Purchase Price \$160,000.00

or
Actual Value _____

or
Assessor's Market Value _____

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 of 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 December 05, 2017

Print Christine C. Hall

Unattested

Sign Christine C. Hall

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

