

20180430000145570

04/30/2018 03:32:30 PM

DEEDS 1/2

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Jeffrey Wade Hall and Catherine Kirkland
Hall
~~8800 Highway 155~~

8770 Hwy 155
Montevallo, AL 35115

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

)
) KNOW ALL MEN BY THESE PRESENTS
)

That, in consideration of \$26,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Timothy Jack Hall, a single person (the "Grantor", whether one or more), 209 Gahagan Ln, Lake Charles, LA 70611 whose mailing address is

do hereby grant, bargain, sell, and convey unto Jeffrey Wade Hall and Catherine Kirkland Hall (the "Grantees"), whose mailing address is 8800 Highway 155, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 8800 Highway 155; to-wit:

PARCEL I:

The West Half of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 11, Township 24 North, Range 12 East, containing five acres more or less.

PARCEL II:

That part of the E 1/2 of the W 1/2 of the NE 1/4 of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, which lies and is situated in the NW 1/4 of the NE 1/4 of said Section 11, described as follows: Commencing at the NE corner of said NW 1/4 of the NE 1/4 and run Southerly along the East line thereof a distance of 562.5 feet to point of beginning; thence continue Southerly along East line of said E 1/2 of the W 1/2 of the NE 1/4 a distance of 1330.36 feet; thence turn an angle to right of 95 degrees, 25 3/4 minutes, and run Westerly for a distance of 56.25 feet to East boundary of Wallace Lane; thence turn an angle to right and run Northeasterly along the East line of Wallace Lane a distance of 1345 feet, more or less, to South right-of-way line of State Highway #155; thence turn an angle to right and run Southeasterly along said right-of-way line a distance of 37.5 feet to point of beginning.

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, Timothy Jack Hall, has/have hereunto set his/her/their hand(s) and seal(s) this 26th day of April, 2018.

Timothy Jack Hall
Timothy Jack Hall

State of Louisiana
Parish of Calcasieu
County of Calcasieu

I, Becky R. Venissat, a notary for said Calcasieu Parish and in said State, hereby certify that Timothy Jack Hall, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 25 of April, 2018.

Becky R. Venissat
Notary Public

Commission Expires: at death

Becky R. Venissat
Notary Public
State of Louisiana
Calcasieu Parish
Notary ID # 8546
My commission expires at death



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/30/2018 03:32:30 PM
\$44.00 CHERRY
20180430000145570

James W. Fuhrmeister