

WARRANTY DEED_{JOINT TENANTS WITH RIGHT OF SURVIVORSHIP}

STATE OF ALABAMA
County of Shelby

Send Tax Notice To: William Brett Hall, Shirley I Hall
and Elizabeth Ann Wilkins
504 Highway 416, Wilsonville AL 35186

Presents:

THAT IN CONSIDERATION OF One Dollar and no/100 Dollars (\$1.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I William B Hall and wife, Shirley I Hall and Elizabeth Wilkins, a married woman (herein referred to as grantor(s)) do grant, bargain, sell and convey unto William Brett Hall and wife, Shirley I Hall and Elizabeth Ann Wilkins (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

All that certain parcel of land situated in the County of Shelby and State of Alabama, being known and designated as follows:

Lot No. 4 of Walters Cove, Third Sector, as recorded in Map Book 5, Page 71, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except a strip of a uniform width of 10 feet along the Easterly side of said Lot 4.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

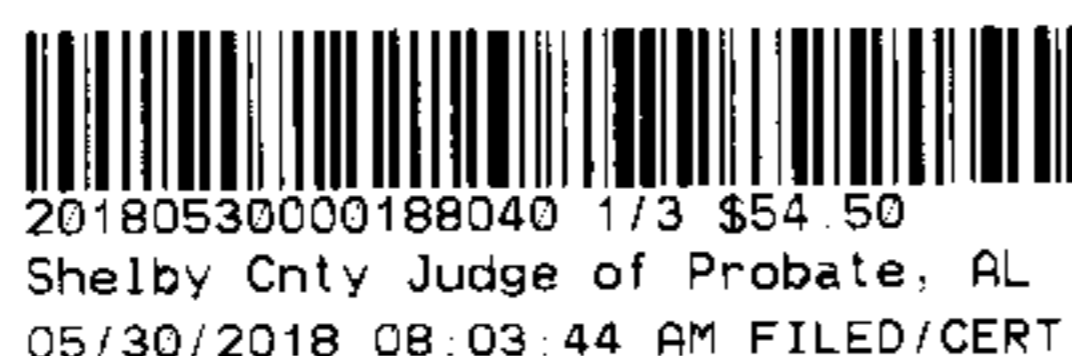
The purpose of this Deed is to create a survivorship deed and to add the Spouse

William B Hall is one and the Same as William Brett Hall

Elizabeth Wilkins is one and the same as Elizabeth Ann Wilkins

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.



Shelby County, AL 05/30/2018
State of Alabama
Deed Tax: \$30.50

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 24th day of May 2018

William B Hall

William B Hall

Shirley I Hall

Shirley I Hall

Elizabeth Ann Wilkins by Shirley Hall, her attorney in fact
Elizabeth Ann Wilkins by Shirley Hall, her Attorney in Fact

STATE OF Alabama

COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that William B Hall and wife, Shirley I Hall 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 2018.

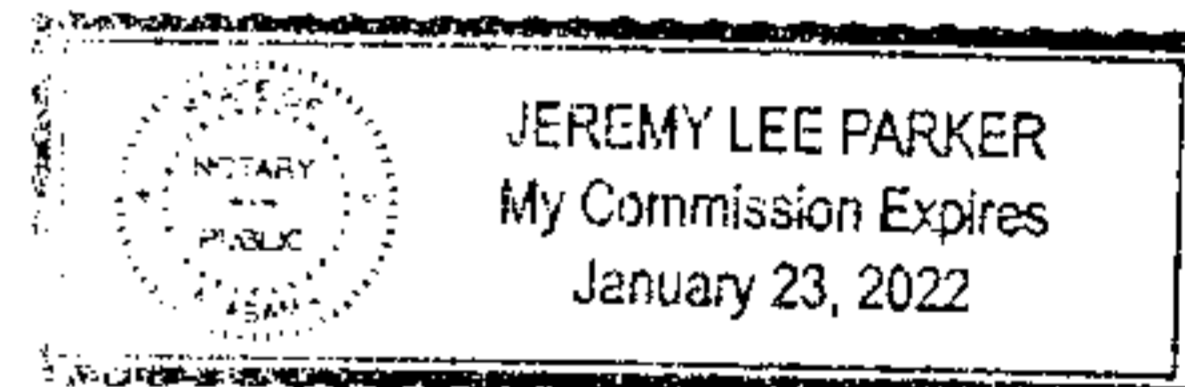
[Signature]

Notary Public

My Commission Expires: 1-23-22

STATE OF Alabama

COUNTY Jefferson



General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Shirley Hall as Attorney in Fact for Elizabeth Ann Wilkins, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the Conveyance that Shirley Hall in his/her capacity as Attorney in Fact did executed the same voluntarily and acting within the scope and power of said Power of Attorney for Elizabeth Ann Wilkins on the day the same bears date.

Given under my hand and official seal this 24th day of May, 2018.



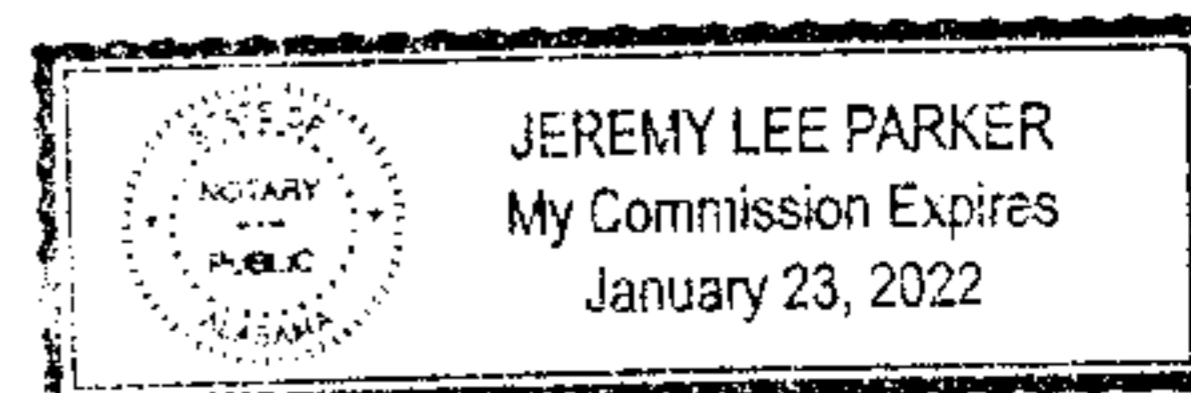
20180530000188040 2/3 \$54.50
Shelby Cnty Judge of Probate, AL
05/30/2018 08:03:44 AM FILED/CERT

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-23-22

Prepared by: Parker Law Firm, LLC

Jeremy Lee Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	William B Hall, Shirley I Hall and Elizabeth Wilkins	Grantee's Name	William Brett hall, Shirley I hall and Elizabeth Ann Wilkins
Mailing Address			
	504 highway 416		504 Highway 416
	Wilsonville AL 35186		Wilsonville AL 35186
Property Address	504 Highway 416	Date of Sale	May 25, 2018
	Wilsonville AL 351866	Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$91,000.00\$30,333.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other already own 1/3 interest
<input type="checkbox"/> 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 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: May 25, 2018

Unattested

(verified by)

Print: Jeremy Lee Parker

Sign:

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



20180530000188040 3/3 \$54.50
Shelby Cnty Judge of Probate, AL
05/30/2018 08:03:44 AM FILED/CERT