

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **One Hundred Twenty Thousand Five Hundred Dollars (\$120,500.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Samuel Wade Hall and wife, Carroll Mayhall Hall**, (herein referred to as grantors), grant, bargain, sell and convey unto **Genta Marie Camel and James Brannon Camel**, (herein referred to as grantees), for and during their joint lives, and upon 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:

**Unit 315, according to the Survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument Number 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument Number 20040701000364570, and Articles of Incorporation of Sterling Oaks Owners Association, Inc, as recorded in Exhibit "C" of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium recorded in Map Book 33, Page 101A-D, in the Office of the Judge of Probate of Shelby County Alabama. Mineral and mining rights excepted.**

For ad valorem tax purposes only, the address to the above described property is 315 Sterling Oaks Drive, Hoover, AL 35244.

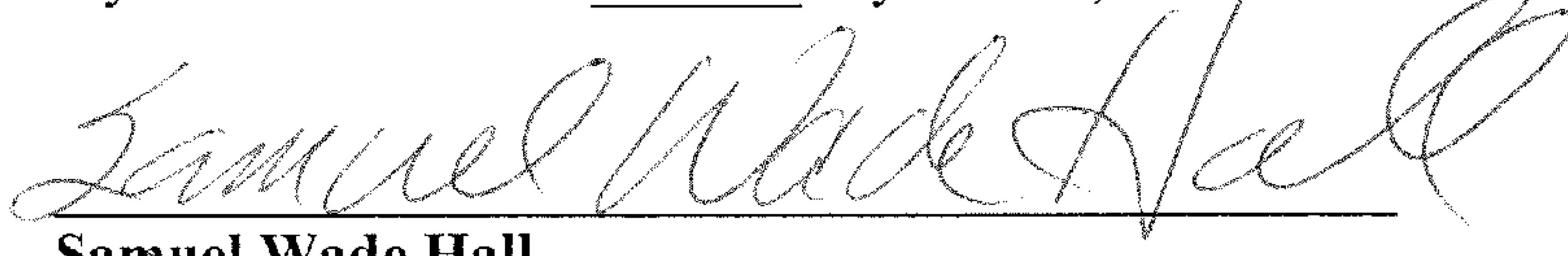
This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

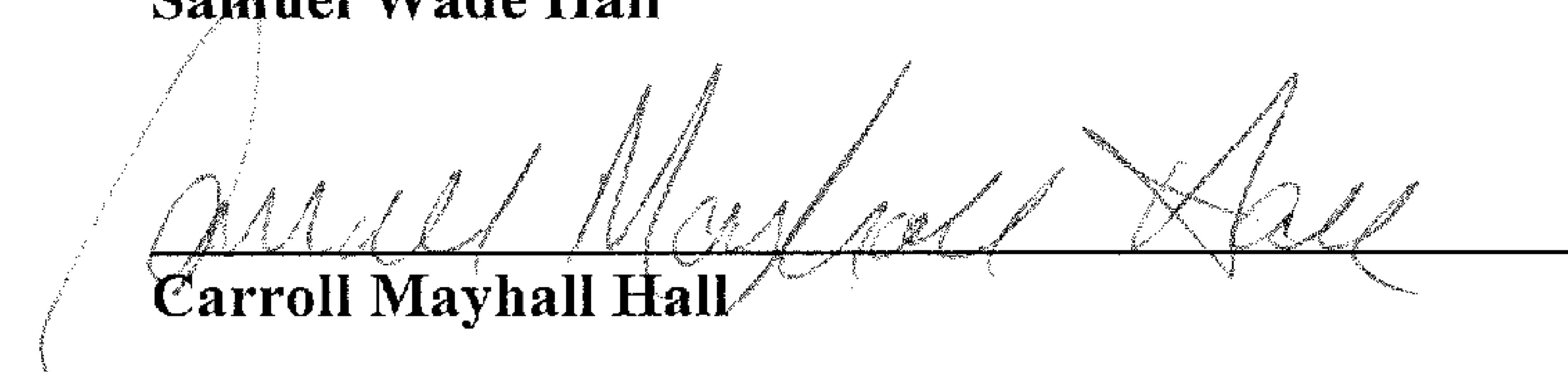
This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

**TO HAVE AND TO HOLD** to the said GRANTEEES 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 to such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that we have a right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 20th day of June, 2018,

  
Samuel Wade Hall

  
Carroll Mayhall Hall

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Samuel Wade Hall and Carroll Mayhall Hall**, whose names are signed to the foregoing conveyance, and who 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 the 20th day of June, 2018.



L. Eaton  
NOTARY PUBLIC  
My Commission Expires: 4/26/2020

THIS INSTRUMENT PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830. AFTER RECORDING RETURN TO:  
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

# Real Estate Sales Validation Form

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

Grantor's Name	Carroll Hall
Mailing Address	315 Sterling Oaks Drive
	Birmingham, AL 35244

Grantee's Name Genta Marie Camel & James Brannon Camel  
Mailing Address 223 Legacy Parc Circle  
Pelham, AL 35124

**Property Address** 315 Sterling Oaks Drive  
Hoover, AL 35244-2030

Date of Sale 06/20/2018  
Total Purchase Price \$ 120,500.00  
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  

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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 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

Print Leanne G. Ward

### Unattested

File and Recorded  
Official Public Records  
Judge James W. Fuhrmeier  
County Clerk  
Shelby County, AL  
07/09/2018 10:12:34 AM  
\$25.00 CHERRY  
20180709000242126

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

## Form RT-1



J. W. Frost