

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Robert E & Anne D. Hardin
301 Narrows Parkway
Birmingham, AL 35242

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Thousand Dollars and NO/100 (\$200,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Donald E. Hall, Jr., a single man, James Robert Hall, a married man, Jerry Wayne Hall, a married man, and John E. Hall, a married man,** (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **Robert E. Hardin and Ann D. Hardin** (herein referred to as **Grantee** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 114, according to the Final Plat of Narrows Point-Phase 3, as recorded in Map Book 28 Page 120, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the " Declaration").

Margie D. Hall, who had a life estate interest in the property, died on or about April 26, 2018.
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

This property is not the homestead of any grantor nor that of theirs spouses.

None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals,
this 26 day of JUNE, 2018.



Donald E. Hall, Jr.

STATE OF Pennsylvania
COUNTY OF Northampton

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Donald E. Hall, Jr. whose name is signed to the foregoing deed and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he/she executed the same
voluntarily on the day the same bears date.

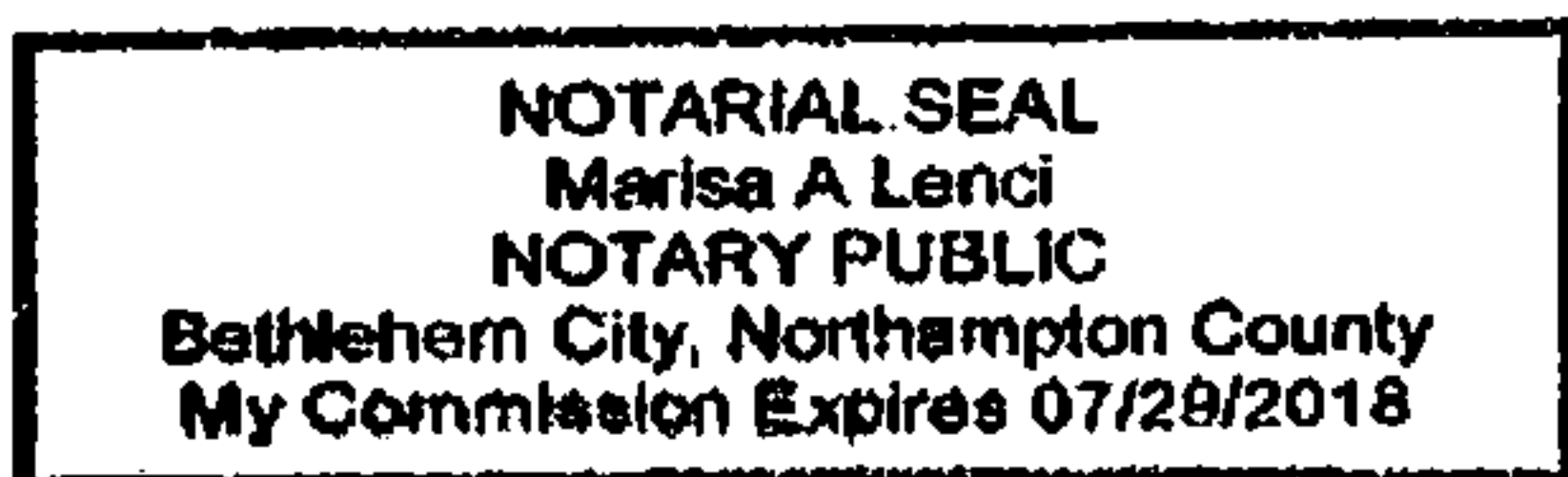
Given under my hand and official seal this the 26 day of JUNE, 2018.

Notary Seal



Notary Public

My commission expires:



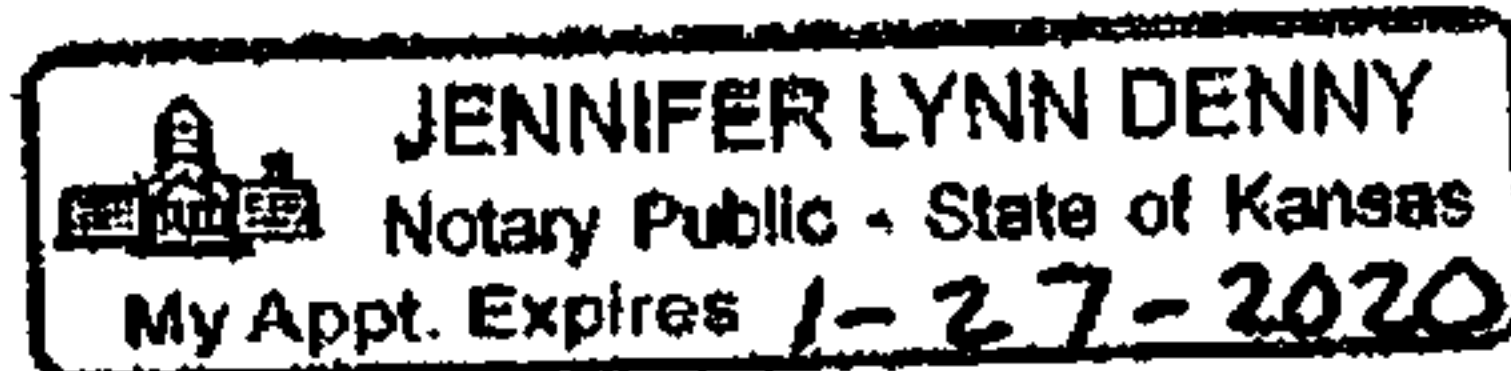

James Robert Hall


STATE OF Kansas
COUNTY OF Sedgwick

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **James Robert Hall** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of June, 2018.

Notary Seal



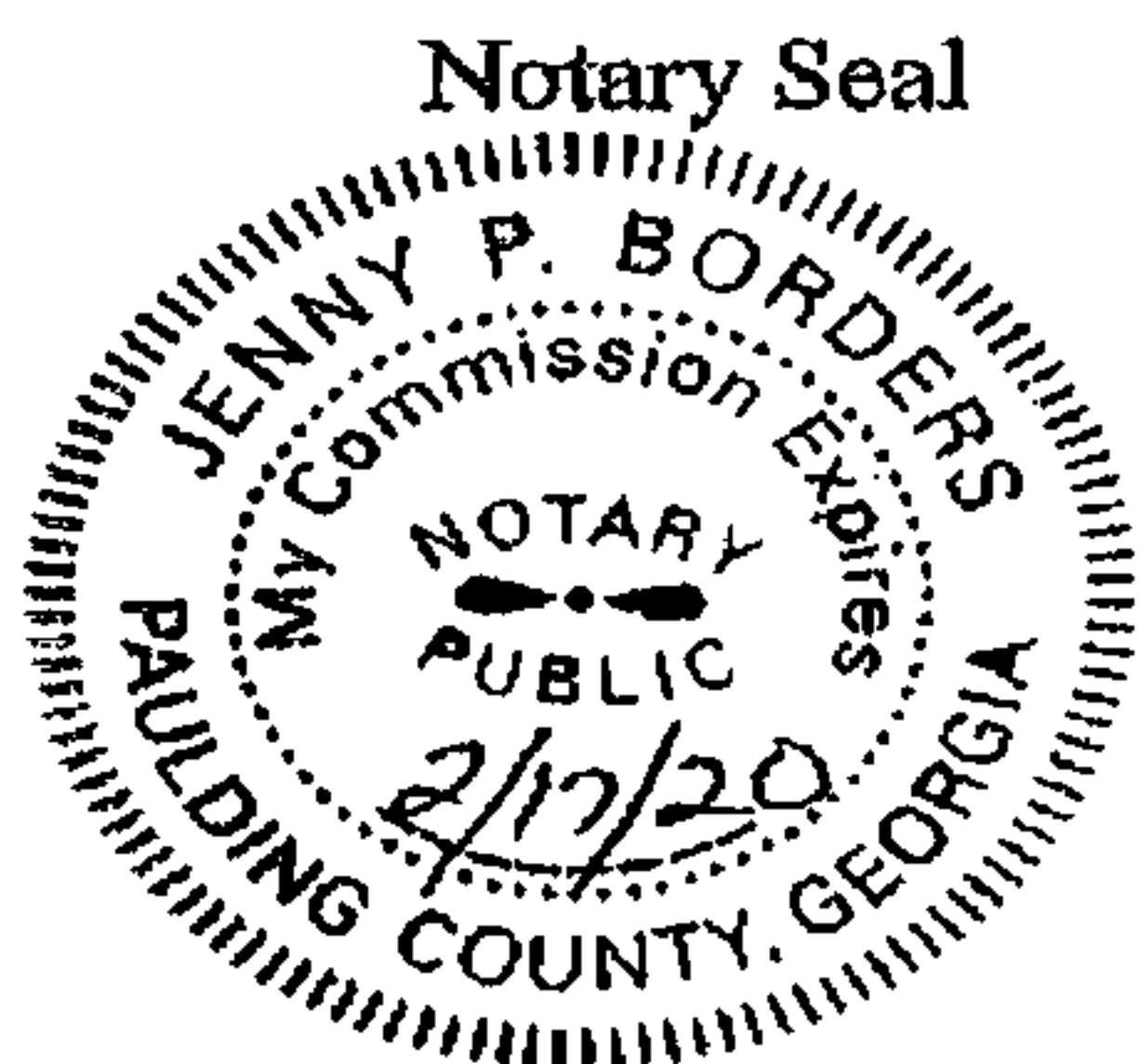

Notary Public
My commission expires: 1-27-2020



Jerry Wayne Hall

STATE OF Georgia
COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jerry Wayne Hall** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2018.




Notary Public
My commission expires: 2/17/20



John E. Hall

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **John E. Hall** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of _____, 2018.

Notary Seal

Notary Public
My commission expires:

**CERTIFICATE OF ACKNOWLEDGMENT OF
EXECUTION OF AN INSTRUMENT**

Commonwealth of Australia

(Country)

State of New South Wales

(County and/or Other Political Division)

City of Sydney

(County and/or Other Political Division)

SS:

Consulate General of the United States

(Name of Foreign Service Office)

I, _____

L. Elizabeth Rudisill, Consul

of the United States of America at _____

Sydney, Australia

duly commissioned and qualified, do hereby certify that on this day of 06-26-2018, before me personally appeared
Date (mm-dd-yyyy)

John Edward Hall presented his U.S. passport as evidence of identity*****

to me personally known, and known to me to be the individual-described in, whose name _____ is _____ subscribed to,

and who executed the annexed instrument, and being informed by me of the contents of said instrument _____ he

duly acknowledged to me that _____ he _____ executed the same freely and voluntarily for the uses and purposes.

therein mentioned.

[SEAL]

In witness whereof I have hereunto set my hand and

official seal the day and year last above written.



L. Elizabeth Rudisill, Consul _____ of the United States of America.

This document consists of 3 pages, including the Acknowledgement certificate.

NOTE: Wherever practicable all signatures to a document should be included in one certificate.

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

Grantor's Name Jermy Wayne Hall, Donald E. Hall
 Mailing Address James Robert Hall, John E. Hall
2605 Woodmont Bayside
Nichita, KS 67205

Grantee's Name Robert E. Hardin
 Mailing Address Ann D. Hardin
301 Narrows Parkway
Birmingham AL 35242

Property Address 301 Narrows Parkway
Birmingham AL 35242

Date of Sale 7/11/18
 Total Purchase Price \$ 200,000.00

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____

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 7/11/18

Print Jeff Morris

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/12/2018 11:35:33 AM
 \$233.00 CHERRY
 20180712000248030



Form RT-1