

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-18-25128

Send Tax Notice To: Samantha K. Hatcher
Tracy D. Pittman

114 Hunset Mill Ln
Pelham, AL 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eight Thousand Dollars and No Cents (\$108,000.00)**, 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, Lynne Lorraine Hall, a single woman, Harold J. Hall, Jr., a married man, Christopher Chambliss Hall, a married man, Laura Dell Hall, a single woman and Stephen Yance Hall, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Samantha K. Hatcher and Tracy D. Pittman**, (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 taxes for 2019 and subsequent years, to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$86,400.00 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 Grantees 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 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 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 30th day of Jan, 2019.

Lynne Lorraine Hall
Lynne Lorraine Hall

Harold J. Hall Jr.
Harold J Hall Jr

Christopher Chambliss Hall
Christopher Chambliss Hall

Laura Dell Hall
Laura Dell Hall

Stephen Yance Hall
Stephen Yance Hall

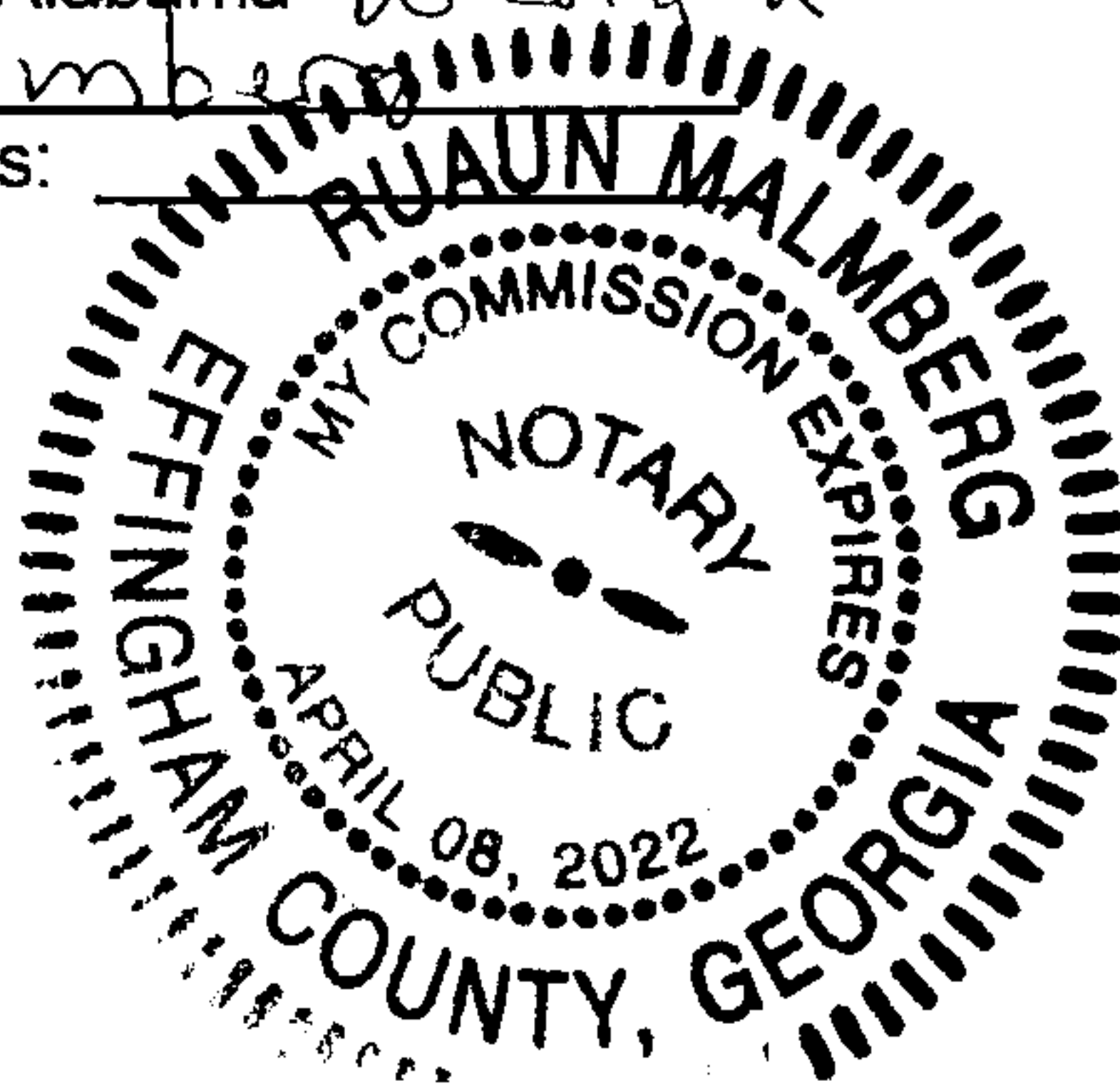
State of ~~Alabama~~ GA

County of ~~Shelby~~ Effingham

I, Ruan Malmberg, a Notary Public in and for the said County in said State, hereby certify that Lynne Lorraine 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of January, 2019.

Ruan Malmberg
Notary Public, State of ~~Alabama~~ Georgia
My Commission Expires: April 08, 2022



Shelby County, AL 02/06/2019
State of Alabama
Deed Tax: \$108.00

STATE OF Alabama
Houston COUNTY

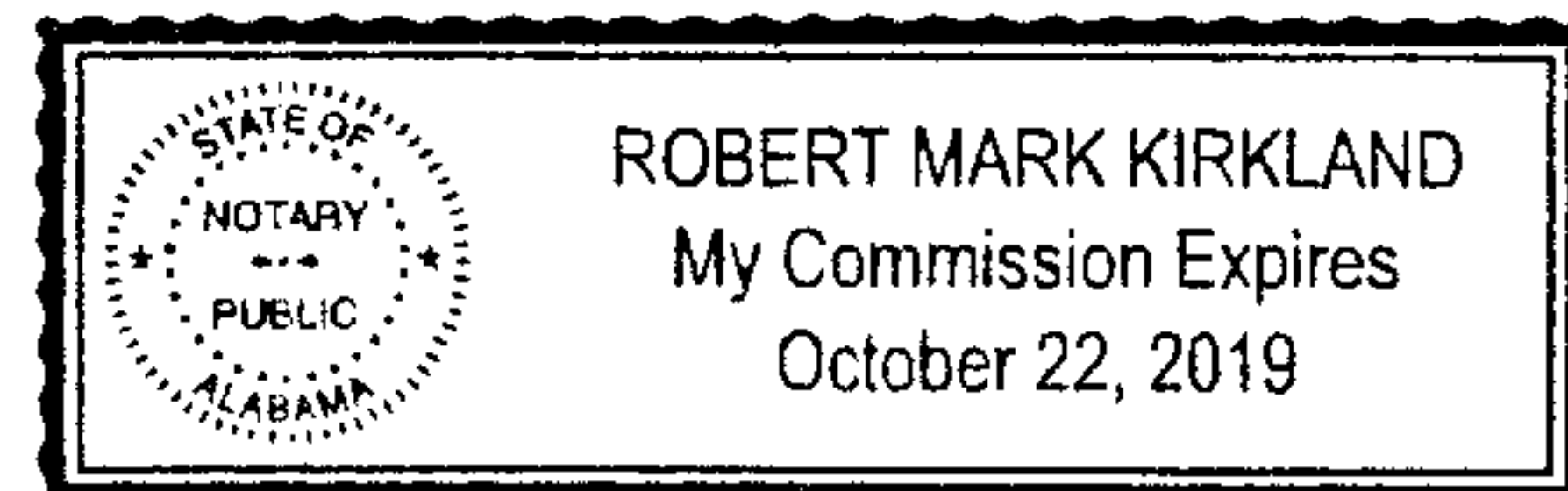
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harold J. Hall, Jr. who name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the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

Given under my hand and official seal this 24th day of January, 2019.

Rolf Mark Kirkland

Notary Public
My Commission Expires:

10/22/2019



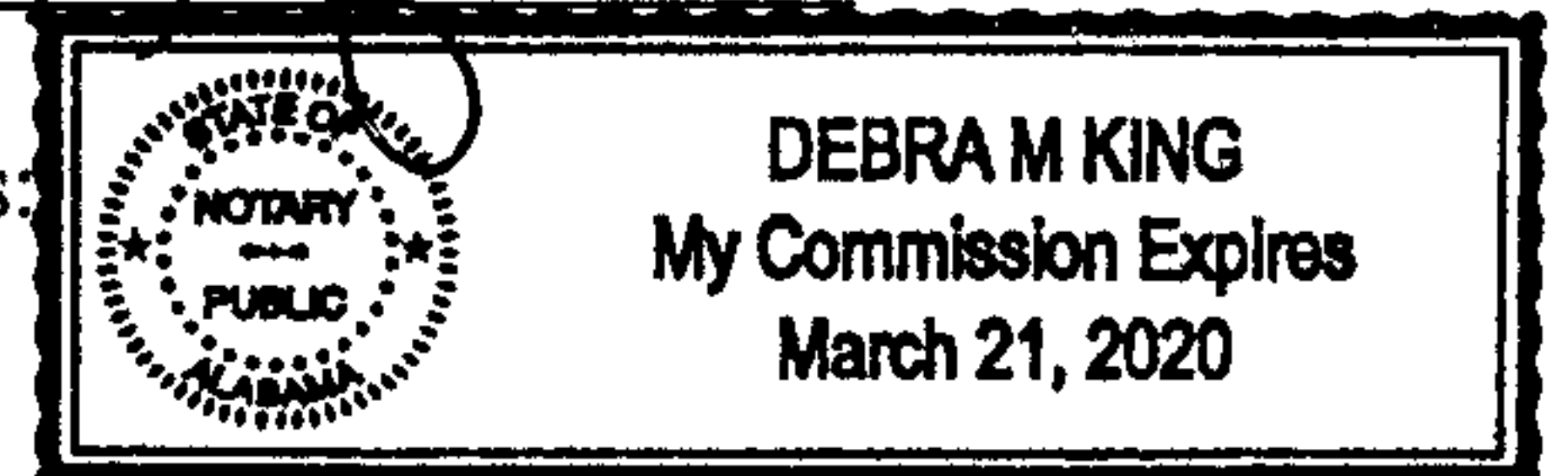
STATE OF Alabama
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christopher Chambliss Hall who name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of January, 2019.

Debra M. King

Notary Public
My Commission Expires:



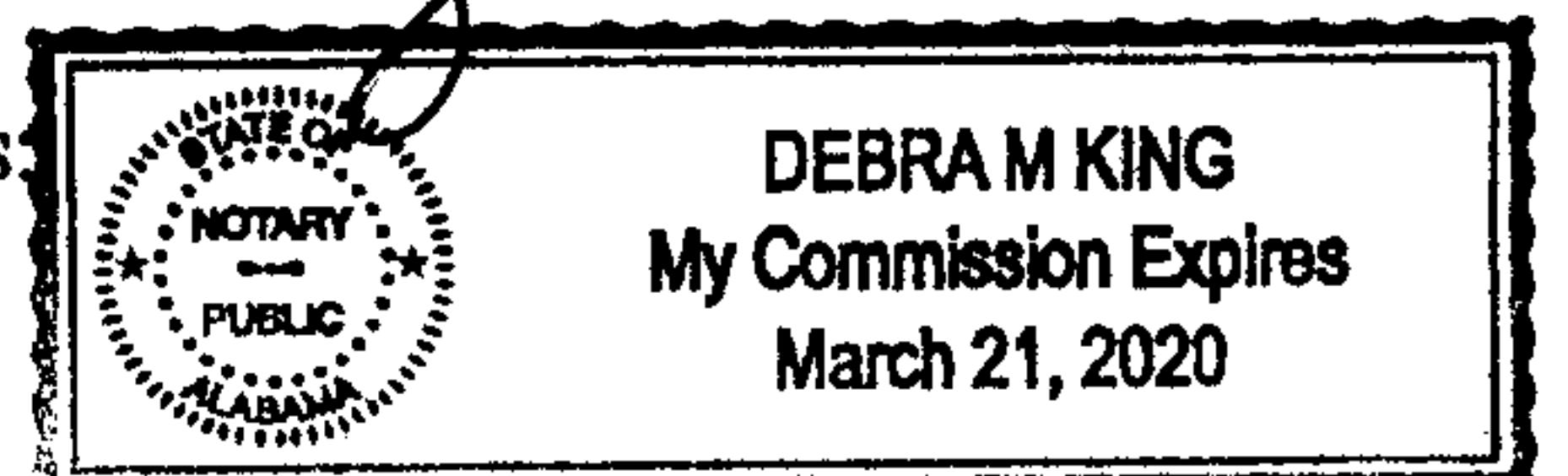
STATE OF Alabama
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Laura Dell Hall who name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of January, 2019.

Debra M. King

Notary Public
My Commission Expires:



STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stephen Yance Hall who name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of January, 2019.

Kathy S. Mann

Notary Public
My Commission Expires:

1-19-21



20190206000039250 2/4 \$135.00
Shelby Cnty Judge of Probate, AL
02/06/2019 10:53:03 AM FILED/CERT

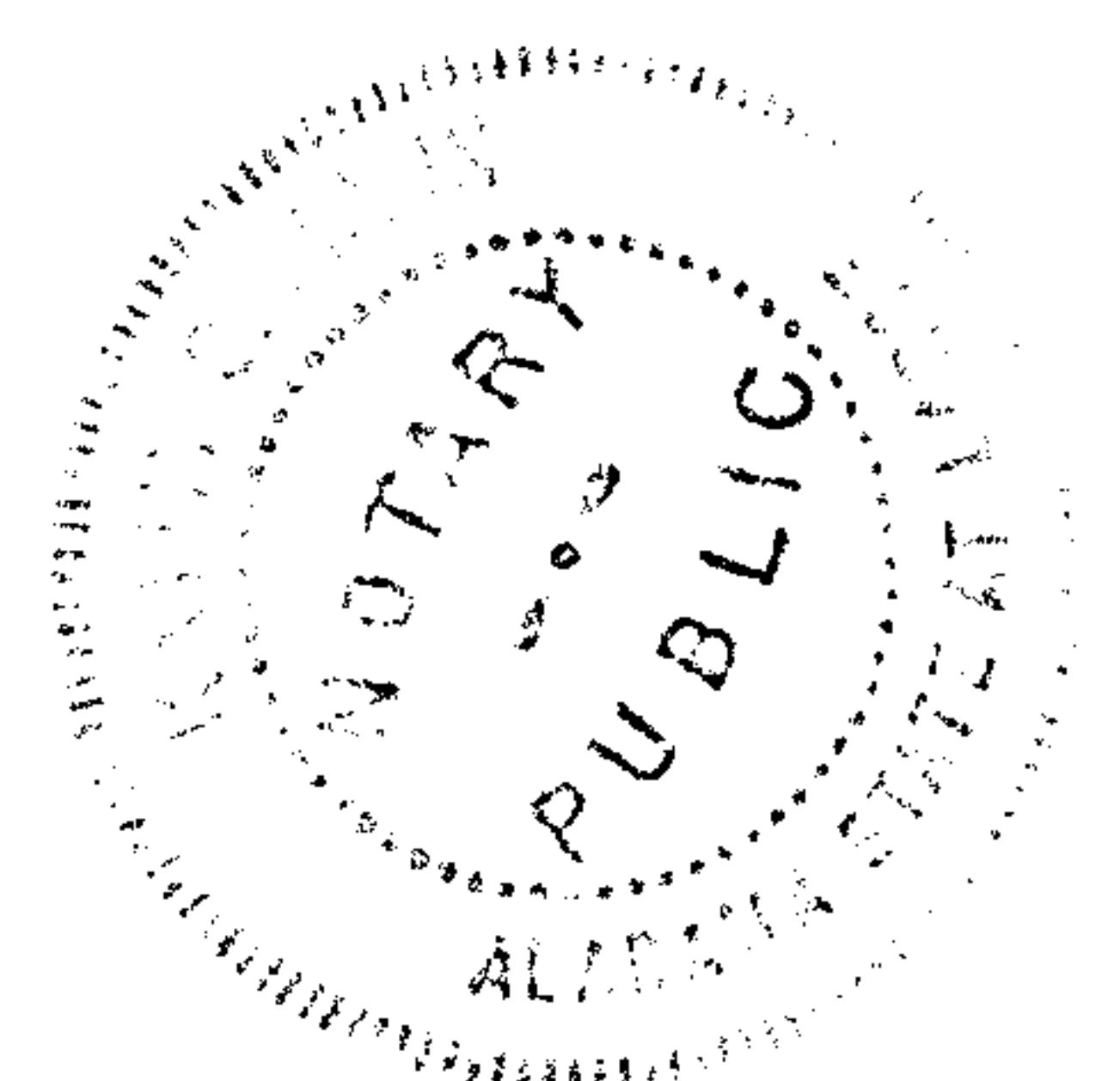



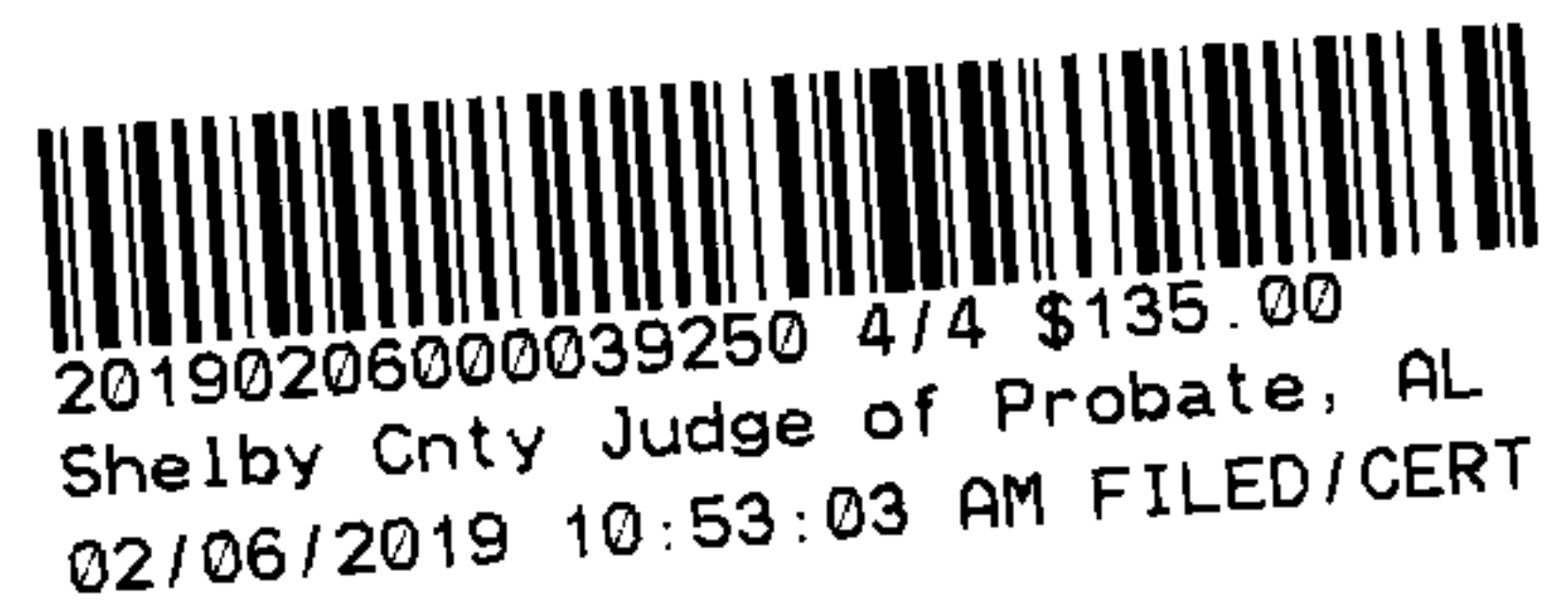
EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 32, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees 00 minutes 00 seconds East for a distance of 11.13 feet to the northerly R.O.W. line of Shelby County Highway 28, 80' R.O.W.; thence South 88 degrees 38 minutes 53 seconds West and along said R.O.W. line for a distance of 414.82 feet; thence South 88 degrees 50 minutes 48 seconds West and along said R.O.W. line for a distance of 88.33 feet to the POINT OF BEGINNING; thence continue direction South 88 degrees 50 minutes 48 seconds West and along said R.O.W. line for a distance of 379.38 feet; thence North 00 degrees 02 minutes 27 seconds East and leaving said R.O.W. line for a distance of 1274.06 feet; thence South 89 degrees 58 minutes 29 seconds East for a distance of 794.67 feet to a point on the westerly R.O.W. line of Shelby County Highway 61, 80' R.O.W.; thence South 15 degrees 57 minutes 17 seconds West and along said R.O.W. line for a distance of 150.29 feet; thence South 15 degrees 21 minutes 15 seconds West and along said R.O.W. line for a distance of 397.66; to a curve to the right, having a radius of 3950.00 feet and subtended by a chord bearing South 17 degrees 55 minutes 37 seconds West and a chord distance of 355.54 feet; thence along the arc of said curve and said R.O.W. line for a distance of 355.66 feet; thence South 20 degrees 30 minutes 00 seconds West and along said R.O.W. line for a distance of 114.83 feet; to a curve to the right, having a radius of 4960.00 feet, and subtended by a chord bearing South 22 degrees 19 minutes 31 seconds West, and a chord distance of 315.95 feet; thence along the arc of said curve and said R.O.W. line for a distance of 318.01 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated September 20, 2018.


20190206000039250 3/4 \$135.00
Shelby Cnty Judge of Probate, AL
02/06/2019 10:53:03 AM 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	Lynne Lorraine Hall Harold J Hall Jr Christopher Chambliss Hall Laura Dell Hall Stephen Yance Hall	Grantee's Name	Samantha K. Hatcher Tracy D. Pittman
Mailing Address		Mailing Address	114 Hunt St Mill Ln Pittman, AL 35724
Property Address	3035 Highway 61 Columbiana, AL 35051	Date of Sale	January 16, 2019
		Total Purchase Price	\$108,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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 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 January 15, 2019

Print Lynne Lorraine Hall

Unattested

Sign

Form RT-1