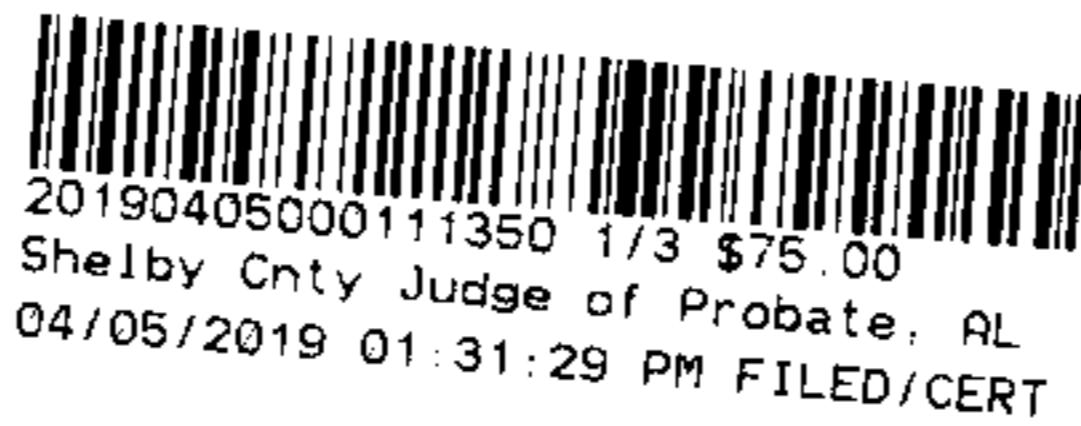


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
Jewel Dean Hallford
30190 Hwy 25
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY-TWO THOUSAND FIVE HUNDRED FIFTY-FIVE DOLLARS AND NO CENTS (\$52,555.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Jewel Dean Hallford, a single woman** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Jewel Dean Hallford, Martha Lynn Hallford Green and Paul Timothy Hallford** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

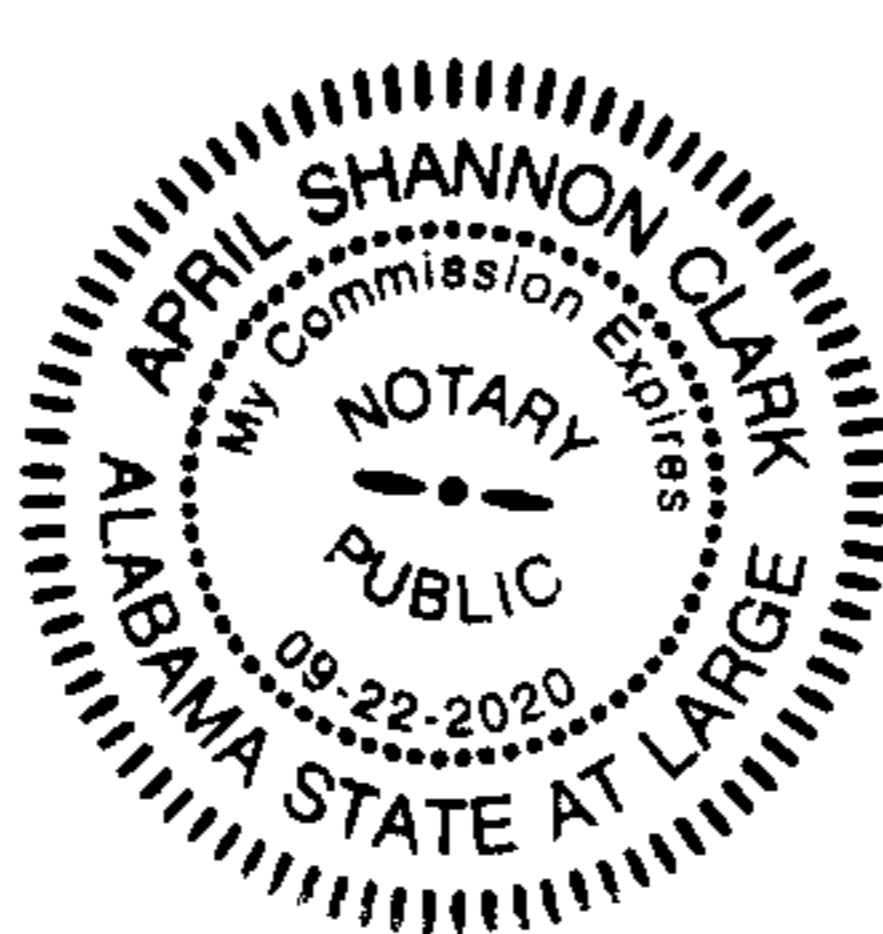
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of April, 2019.


Jewel Dean Hallford

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Jewel Dean Hallford**, 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 3rd day of April, 2019.




April Clark
Notary Public
My Commission Expires: 9/22/2020

Shelby County, AL 04/05/2019
State of Alabama
Deed Tax: \$53.00

EXHIBIT A – LEGAL DESCRIPTION

A lot in the Town of Wilsonville, Alabama, and situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, more particularly described as follows: Commence at a point where the North right of way line of the Southern Railroad intersects the West line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, and run in a Northeasterly direction along said Railroad right of way 528.5 feet to the SE corner of the R.G. Weaver lot for point of beginning; thence run North 37 deg. West to the SE boundary line of State Highway No.25; run thence in a Northeasterly direction along and with said Highway right of way boundary to a point that is 250 feet West of the East boundary of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$; run thence in a Southerly direction and parallel with the East Boundary of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ to the Northern boundary of the right of way of the Southern Railroad; run thence in a Southwesterly direction along said railroad right of way to point of beginning. Situated in Shelby County, Alabama.

EXCEPT a strip of land described as follows: Commencing at the NE corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East; thence westerly along the north line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 90 feet, more or less, to the present Southeast right of way line of Alabama Highway No. 25; thence Southwesterly along said present Southeast right of way line, a distance of 182 feet, more or less, to the East line of the property herein described and the point of beginning; thence Southerly along the East property line, a distance of 28 feet, more or less, to a point that is 60 feet Southeasterly of and at right angles to the centerline of said highway; thence Southwesterly along a curve to the left (concave Southeasterly) having a radius of 1085.92 feet, parallel to the centerline of said highway, a distance of 100 feet, more or less, to a point that is 60 feet Southeasterly of and at right angles to the centerline of said highway at Station 47249.2; thence South 59°16'30" West, parallel to the centerline of said highway, a distance of 773 feet, more or less, to the Southwest property line; thence Northwesterly along said Southwest property line, a distance of 27 feet, more or less, to the present Southeast right of way line of said highway; thence Northeasterly along said present Southeast right of way line, a distance of 890 feet, more or less, to the point of beginning.



20190405000111350 2/3 \$75.00
Shelby Cnty Judge of Probate, AL
04/05/2019 01:31:29 PM 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 Jewel Dean Hallford
Mailing Address 30190 Hwy 25
Wilsonville, AL 35186

Grantee's Name Jewel Dean Hallford
Mailing Address 30190 Hwy 25
Wilsonville, AL 35186

Property Address 30190 Hwy 25
Wilsonville, AL 35186

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 52,555.00

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)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other 1/2 Tax Assessor's Value

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 Jewel Dean Hallford

Unattested

Sign Jewel Dean Hallford

(Grantor/Grantee/Owner/Agent) circle one



by)

20190405000111350 3/3 \$75.00

Shelby Cnty Judge of Probate, AL
04/05/2019 01:31:29 PM FILED/CERT

Form RT-1