

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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STATE OF ALABAMA  
County of Jefferson

Send Tax Notice To: Michael S Kinne and Kathleen  
H Kinne  
232 Doyle Dr, Montevallo AL 35115

Presents:

THAT IN CONSIDERATION OF One Hundred Twenty Five Thousand and no/100 Dollars (\$125,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Carl R hall Jr as Trustee of the Carl R hall Jr Living Trust U/A Dated may 21, 2015 (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Michael S Kinne and Kathleen H Kinne (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 11, according to Survey of First and Second Sectors of Sunnydale Estates, as recorded in Map Book 7, Page 75, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

Subject to Mineral and Mining rights of record.

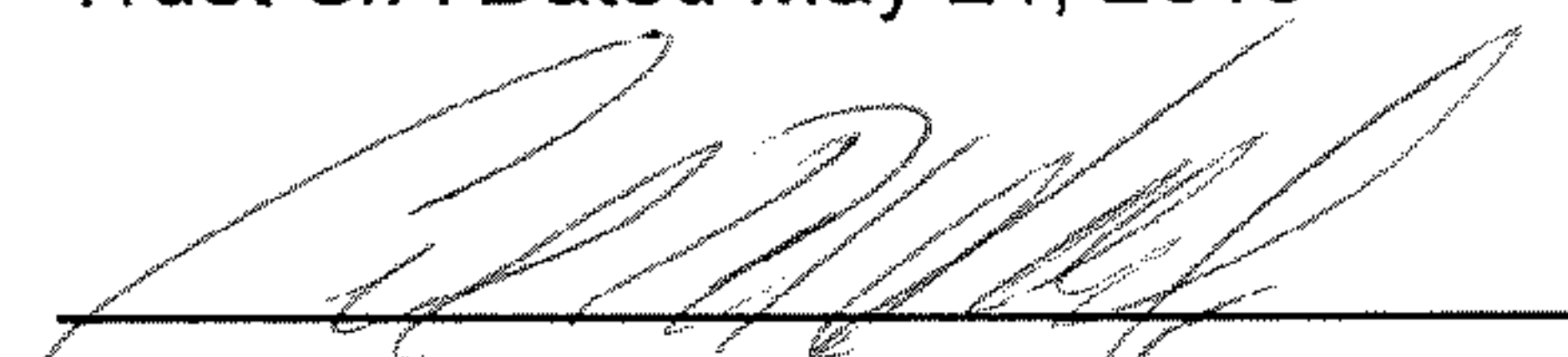
\$100,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

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.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 27th day of June 2019.

Carl R Hall Jr as Trustee of the Carl R Hall Jr Living Trust U/A Dated May 21, 2015

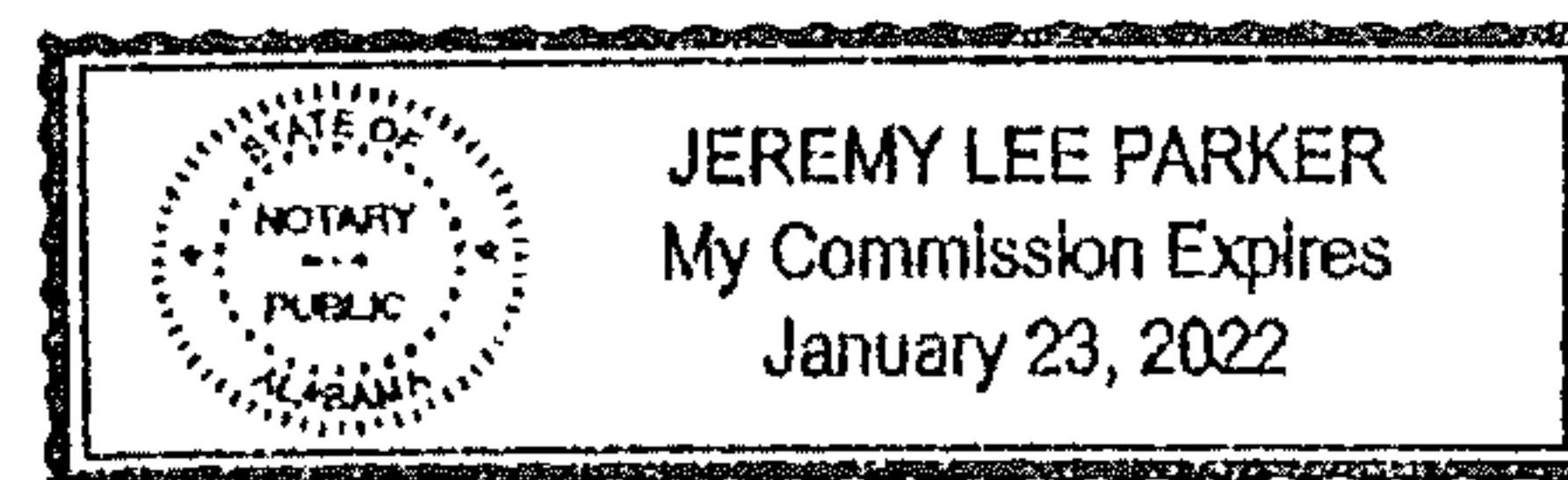
  
Carl R Hall Jr, Trustee

State of Alabama  
County of Jefferson

I, The Undersigned, a notary public, hereby certify that Carl R Hall Jr whose name(s) as Trustee(s) of the Carl R Hall Jr Living Trust U/A dated 5-21-15 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 Carl R hall Jr in his/her capacity as Trustee, did executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal this the 27th day June, 2019

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1/23/22



Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
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	Carl R Hall Jr as Trustee of the Carl R Hall Jr Living Trust U/A Dated 5-21-15	Grantee's Name	Michael S Kinne and Kathleen H Kinne
Mailing Address	232 Doyle Dr Montevallo AL 35115		232 Doyle Dr Montevallo AL 35115
Property Address	232 Doyle Dr Montevallo AL 35115	Date of Sale	June 28, 2019
		Total Purchase Price	\$125,000.00
		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 ☐ Appraisal  
☐ Sales Contract ☐ Other to

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: June 28 2019  
Unattested \_\_\_\_\_  
(verified by)

Print Carl R Hall JR  
Sign: \_\_\_\_\_  
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/02/2019 11:44:14 AM  
\$46.00 CHARITY  
20190702000236690

*Allen S. Bayl*