

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
John C. Hall, III
6036 Terrace Hills Drive
Birmingham AL 35242
(also the property address)

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01/27/2020 01:14:58 PM
DEEDS 1/1

WARRANTY DEED
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Two Hundred Ten Thousand and No/100 (\$210,000.00) Dollars—
As evidenced by the closing statement,
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I or we

John C. Hall, Jr. and Annabelle Hall, husband and wife
(whose address is 4353 Milner Road West, Birmingham AL 35242)
(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

John C. Hall, III
(whose address is the property address)
(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 8, according to the Survey of Final Plat Greystone Farms Terrace Hills Sector, as recorded in
Map Book 24, Page 54, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions and rights of way of record.

\$ 199,500.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.
And I/we do for myself / ourselves and for my / our heirs, executors, and administrators covenant
with the said GRANTEES, their successors 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 successors 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 January 2020.

John C. Hall, Jr. (Seal)
John C. Hall, Jr.

Annabelle Hall (Seal)
Annabelle Hall

STATE OF Alabama)
COUNTY OF Jefferson)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
John C. Hall, Jr. and Annabelle 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, they/he/she executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this 27th day of January, A.D., 2020.

My Commission Expires: 4/21/2026

Notary Public: William H. Halbrooks



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2020 01:14:58 PM
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