

10,000

WARRANTY DEED--JOINT TENANCY

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Johnnie S Hall
145 Posawi Circle
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of settling a family succession, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Johnnie S Hall, a widow, of 145 Posawi Circle, Montevallo, AL 35115, do grant, bargain, sell, and convey unto my son David Stewart Hall of Rixeyville, VA (herein referred to as grantees), reserving a life estate therein, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 69 according to the survey of Indian Highlands, Third Addition as recorded in map book 6, page 28 of the Probate Office of Shelby county Alabama.

Source of title: A warranty deed from William S Wynne and wife Jennifer N Wynne to grantor herein, executed 20 August 2004 and recorded 27 August 2004 at instrument number 2004:0827000482210 of the Shelby County Alabama Probate Records. A warranty deed executed 01 April 2009 and recorded 17 April 2009 at instrument number 2009:0417000141640 of the Shelby County Alabama Probate Records.

The conveyed property forms the homestead of the grantor.

The total value of the parcel is \$120,400 according to the Shelby County Revenue commissioner in 2020. The value of the portion conveyed is \$10,000.

To have and to hold to the said grantee, his heirs and assigns forever.

I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have set my hand and seal, this 03 February 2020.

Witness:

Steve Sears

Johnnie S. Hall (Seal)
JOHNNIE S HALL

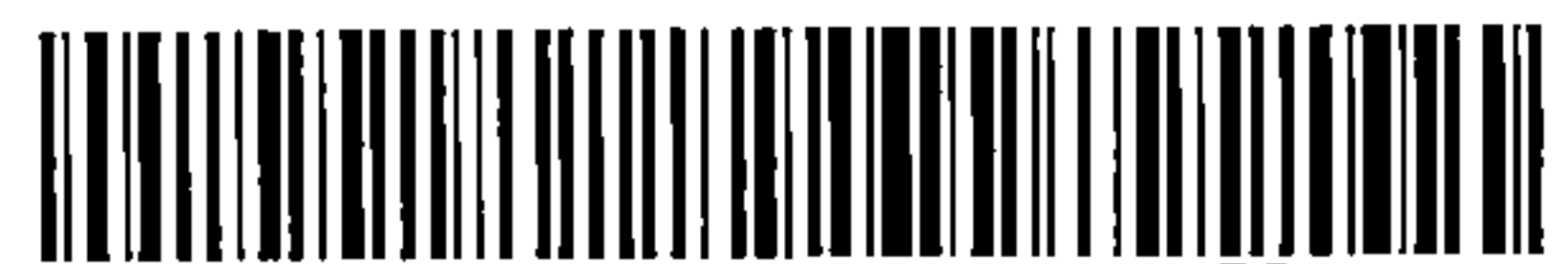
I, the undersigned notary public for the State of Alabama at Large, hereby certify that **JOHNNIE S HALL**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 03 February 2020

Steve Sears

Notary public

My commission expires 22 March 2022



20200203000044130 2/2 \$85.50
Shelby Cnty Judge of Probate, AL
02/03/2020 12:50:00 PM FILED/CERT

Shelby County, AL 02/03/2020
State of Alabama
Deed Tax: \$60.50