



20200207000051380 1/4 \$343.50
Shelby Cnty Judge of Probate, AL
02/07/2020 10:58:56 AM FILED/CERT

Shelby County, AL 02/07/2020
State of Alabama
Deed Tax: \$312.50

Warranty Deed

Document Prepared By:
WALTERS, GASTON, ALLISON & PARKER
Attorneys at Law
1405 West Center, 3rd Floor
Greenwood, AR 72936
(479) 996-2100

KNOW ALL MEN BY THESE PRESENTS:

That we GEOFFREY HALL and DEBBIE HALL, also known as DEBORAH B. HALL, a married couple, GRANTORS, for and in consideration of the sum of One Dollar and other good and valuable consideration, in hand paid by GRANTEE hereinafter named, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto G & D RENTAL PROPERTIES, LLC, GRANTEE, and unto Grantees' heirs and assigns forever, the following lands lying in Shelby County, Alabama, to-wit:

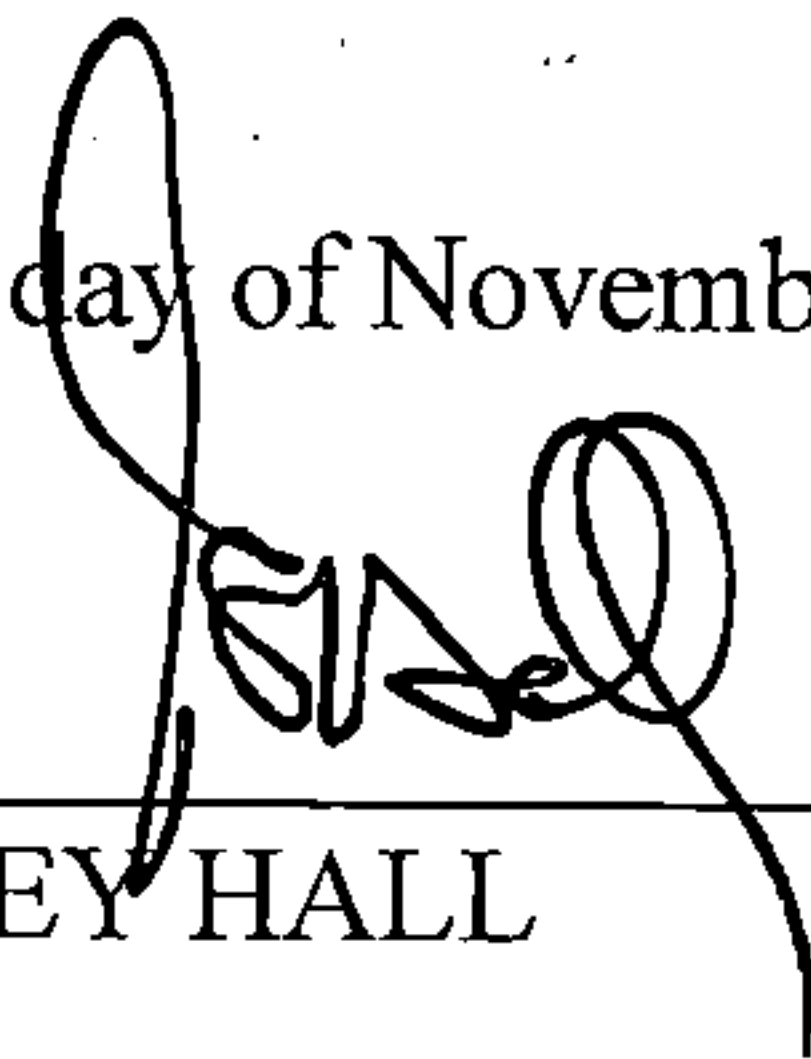
Lot 29, together with an undivided 1/43rd interest in Lot 44, (common area), according to the Map of the Oaks, recorded in Map Book 10, Page 89 in the Office of the Judge of Probate Shelby County, Alabama.

ABOVE LEGAL DESCRIPTION PROVIDED BY GRANTOR. No examination of Title has been requested and none is given.

To have and to hold the same unto the said Grantee and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. The Grantors hereby covenant with the said Grantee, that Grantors will forever warrant and defend the title to the said lands against all claims whatsoever, subject to restrictions, agreements and easements.

The Grantors, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee, all their rights of dower, curtesy and homestead in and to the said lands.

WITNESS our hands and seals on this 25 day of November, 2019.



GEOFFREY HALL



DEBBIE HALL,
also known as DEBORAH B. HALL

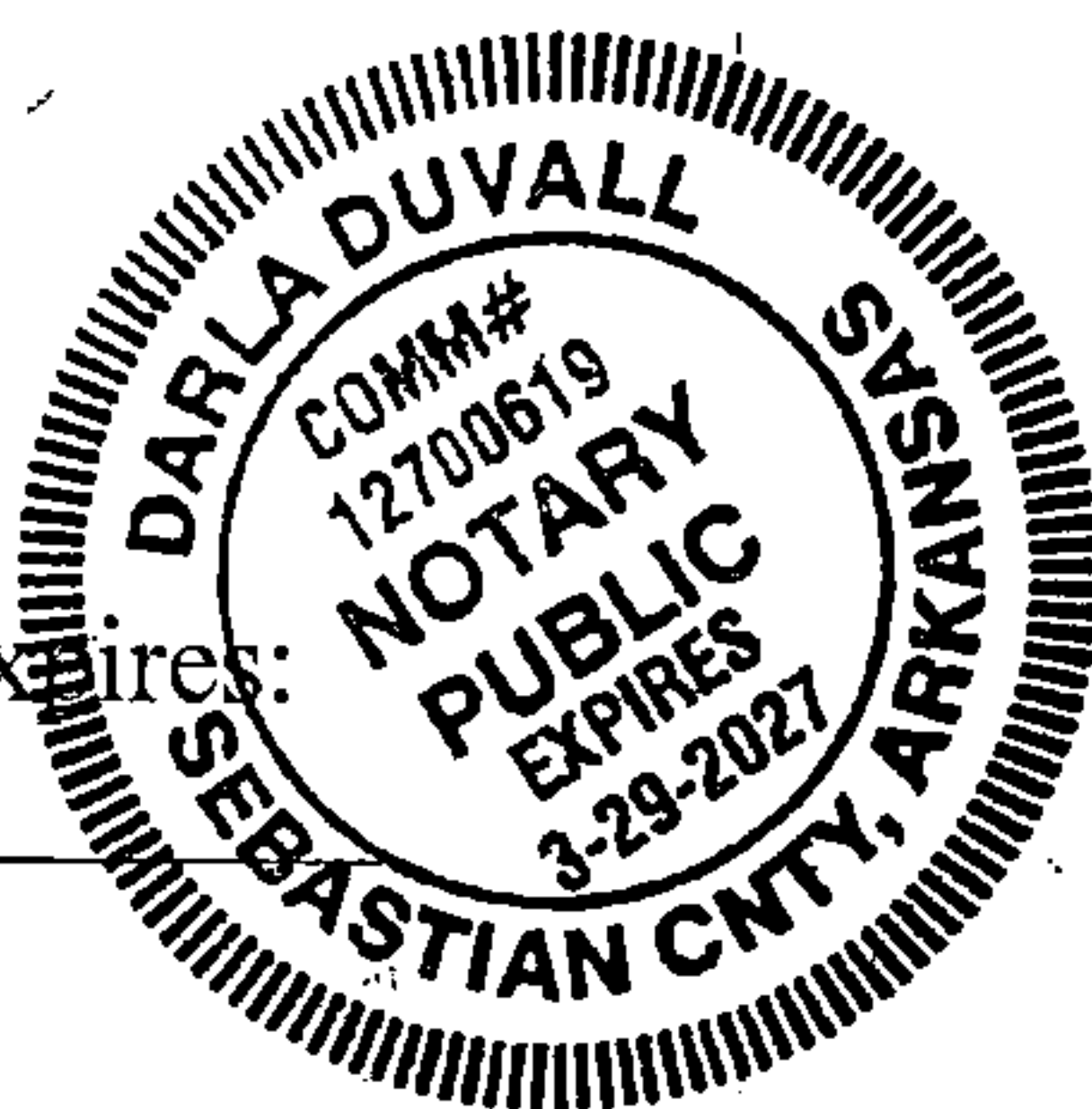
ACKNOWLEDGMENT

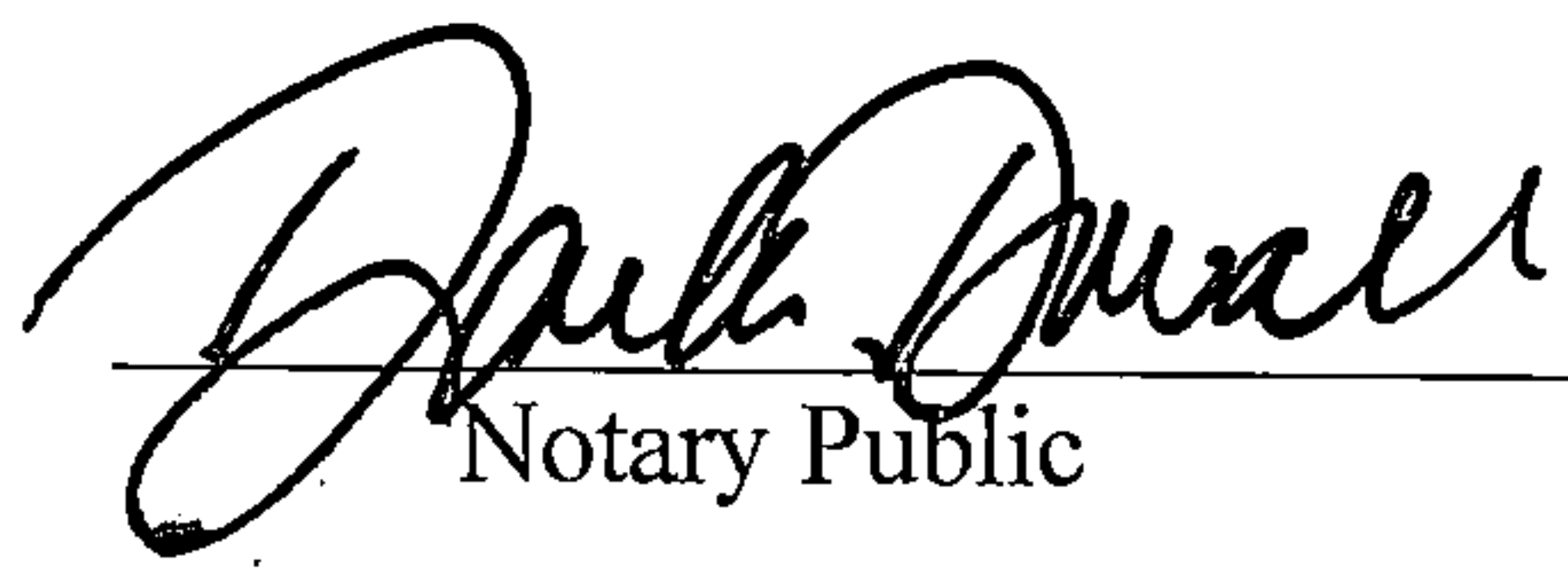
STATE OF ARKANSAS)
)ss
COUNTY OF SEBASTIAN)

On this day before me, the undersigned Notary Public within and for the County and State aforesaid, duly commissioned and acting, appeared in person, Geoffrey A. Hall and Debbie Hall, also known as Deborah B. Hall, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that it was executed for the purposes therein contained.

WITNESS my hand and official seal this 25 day of November, 2019.

My Commission Expires:





Notary Public

20200207000051380 3/4 \$343.50
Shelby Cnty Judge of Probate, AL
02/07/2020 10:58:56 AM FILED/CERT

"I certify under penalty of false swearing that at least the legally correct amount of documentary stamps has been placed on this instrument."



Grantee or Grantee's Agent

Send Tax Statements to:

Geoffrey A Hall and Deborah Hall
6316 Galven Way
Fort Smith, AR 72916

TG:dd

Real Estate Sales Validation Form

20200207000051380 4/4 \$343.50
Shelby Cnty Judge of Probate, AL
02/07/2020 10:58:56 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Geoffrey Hall & Debbie Hall
Mailing Address 6316 Glaven Way
Fort Smith, AR 72916

Grantee's Name G + D Rental Properties, LLC
Mailing Address 6316 Glaven Way
Fort Smith, AR 72916

Property Address 29th Oaks
Hoover, AL
35244

Date of Sale 11/23/19
Total Purchase Price \$ 0
or
Actual Value \$ 0
or
Assessor's Market Value \$ 312,200.00

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

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 12/3/19

Print Troy Gaston

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one