

WARRANTY DEED

STATE OF ALABAMA) **SEND TAX NOTICE TO:**
) William E. Pittman
COUNTY OF SHELBY) Tracy Dawn Pittman
) Samantha Kristalie Hatcher
) 3035 Hwy. 61
) Columbiana, AL 35051

THIS INSTRUMENT PREPARED BY: W. Eric Pitts, W. Eric Pitts, L.L.C. 1109 First Street South, Alabaster, AL 35007. No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that **Laura D. Hall**, an unmarried woman (hereinafter "GRANTOR"), for and in consideration of the sum of **\$135,000.00**, to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to **William E. Pittman, Tracy Dawn Pittman and Samantha Kristalie Hatcher** (hereinafter "GRANTEES"), for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees 00 minutes 00 seconds East for a distance of 11.13 feet to the Northerly R.O.W. line of Shelby County Highway 28, 80-foot R.O.W.; thence South 88 degrees 38 minutes 53 seconds West and along said R.O.W. line for a distance of 414.82 feet; thence South 88 degrees 50 minutes 48 seconds West and along said R.O.W. line for a distance of 467.71 feet to the Point of Beginning; thence continue direction South 88 degrees 50 minutes 48 seconds West and along said R.O.W. line for a distance of 702.54 feet; thence North 04 degrees 00 minutes 31 seconds West and leaving said R.O.W. line for a distance of 1291.71 feet; thence South 89 degrees 58 minutes 29 seconds East for a distance of 793.60 feet; thence South 00 degrees 02 minutes 27 seconds West for a distance of 1274.06 feet to the Point of Beginning.


\$114,750.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever (of record or otherwise), (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever (of record or otherwise).

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, for and during their joint lives and upon the death of any of them, then to the survivors of them in fee simple, and to the successors, heirs and assigns of the last remaining survivor 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 that one or more survives the others, the entire interest in fee simple shall pass to the remaining GRANTEES with rights of survivorship until the last to die at which time the property shall pass to the successors, heirs and assigns of the last surviving grantee to die.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTOR HAS HERETO set his/her hand and seal on September 30, 2020


Laura D. Hall



20201001000444990 1/3 \$164.00
Shelby Cnty Judge of Probate, AL
10/01/2020 02:16:27 PM FILED/CERT

Shelby County, AL 10/01/2020
State of Alabama
Deed Tax: \$135.00

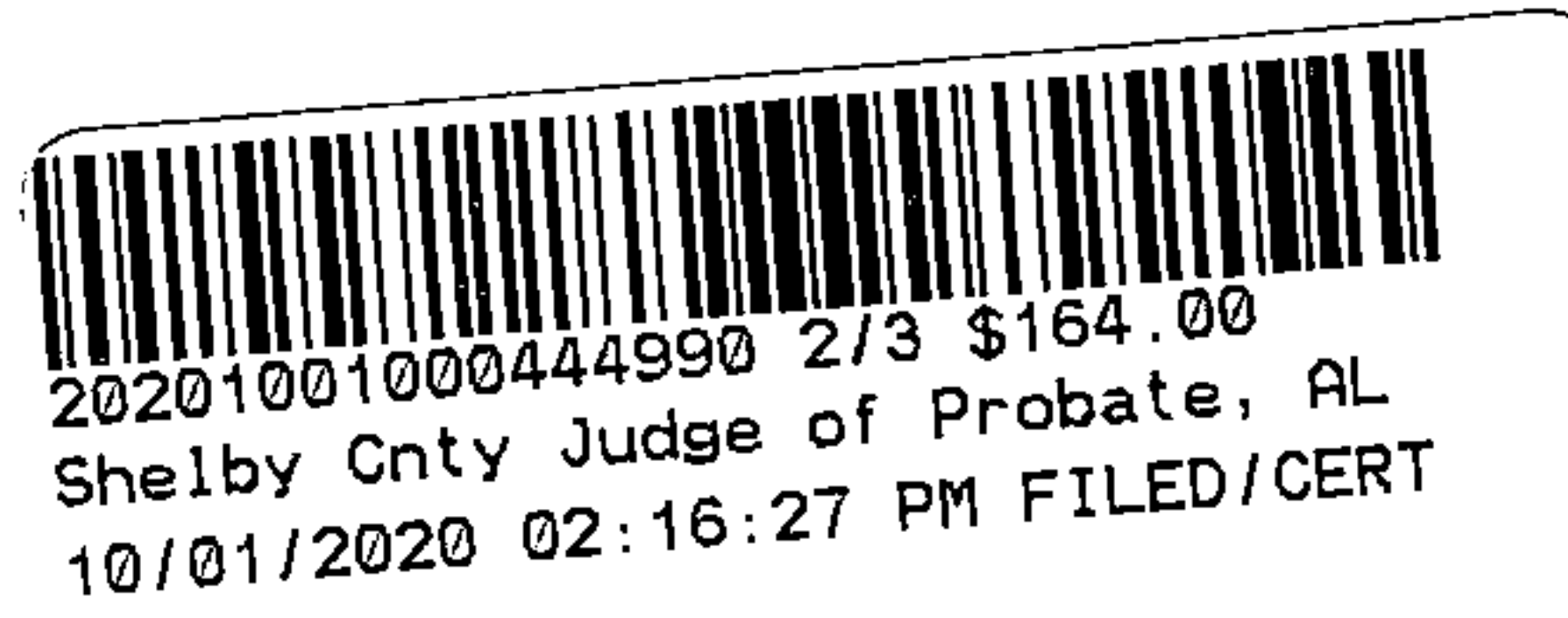
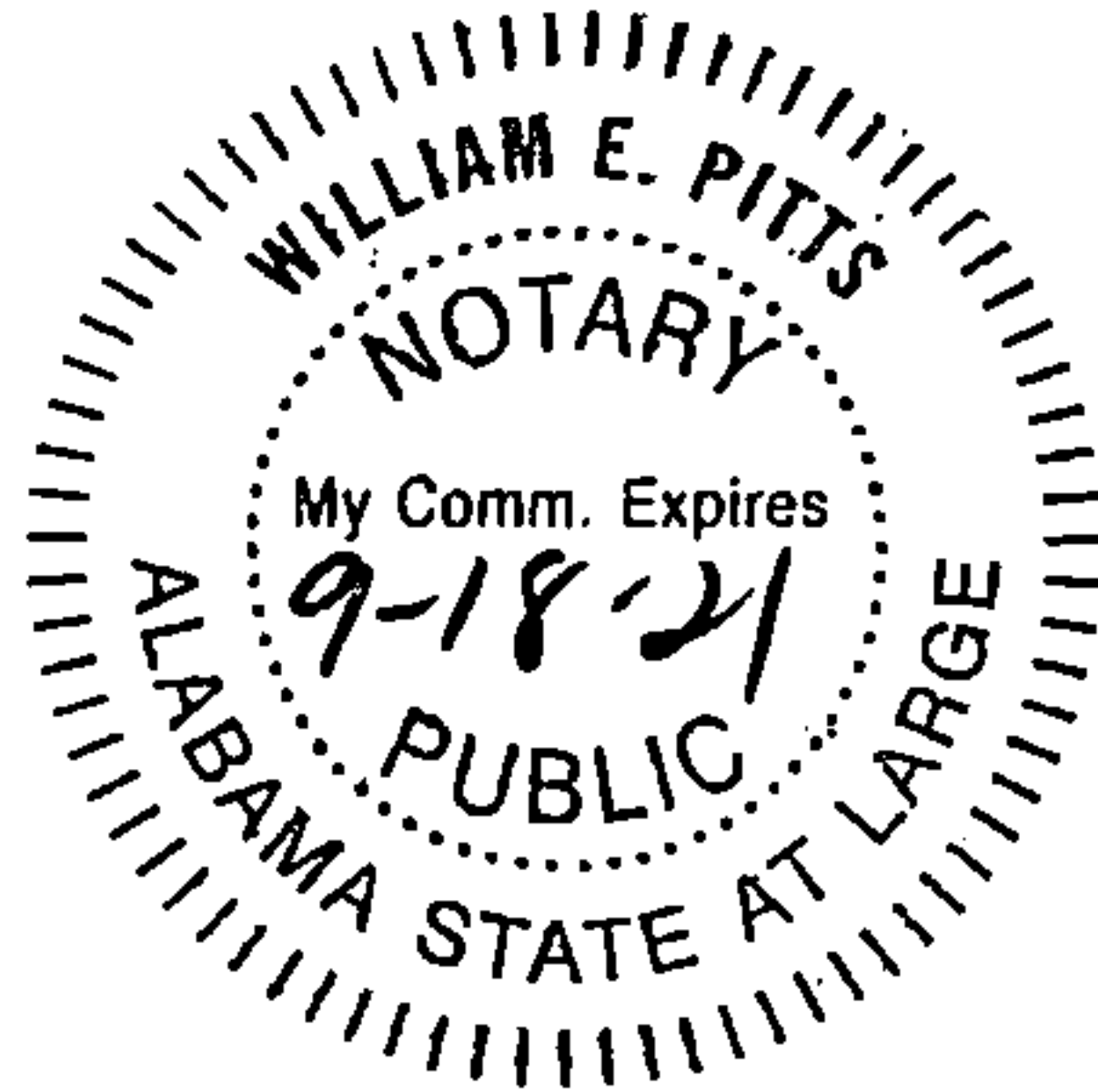
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Laura D. Hall whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on September 30, 2020.



NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name Laura D. Hall
Mailing Address 2941 Hwy 28
Columbiana, AL 35051

Grantee's Name William E. Pittman, Tracy Dawn Pittman
Mailing Address 30305 Hwy 61
Columbiana, AL 35051

Property Address Hwy 28
Columbiana, AL 35051

Date of Sale September 30, 2020
Total Purchase Price \$ 135,000.00

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
☐ 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 September 30, 2020

Print W E Pittman

☐ Unattested

Sign W E Pittman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

