

SEND TAX NOTICE TO:
Randy Steven Hall
201 Rossburg Drive
Calera, Alabama 35040

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20201005000448700
10/05/2020 09:33:50 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty One Thousand Five Hundred dollars & no cents (\$161,500.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **William Carter Manuel, a married man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Randy Steven Hall** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 63, ACCORDING TO THE SURVEY OF ROSSBURG, SECTOR II, AS RECORDED IN MAP BOOK 36 PAGE 38 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

William Carter Manuel and Carter Manuel is one and the same person

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 36, Page 38.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20051221000657330, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as shown by instrument recorded in Inst. No. 20050803000393900 in the Probate Office.

Easement to South Central Bell as shown by instrument recorded in Deed Book 294, page 581 in the Probate Office.

Rights of Ways to Alabama Power Company as set out in Volume 220, page 46 and Volume 103, page 171 and Volume 294, page 581 in the Probate Office.

8' utility easement on the southeast line of subject property as shown on recorded plat/map.

20 foot building setback line as shown on recorded plat/map.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, 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 **GRANTEE**, their heirs and assigns forever, against the lawful claims of all persons.

WARRANTY DEED

CBT File #2007128

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **September 29, 2020**.

William Carter Manuel

(Seal)

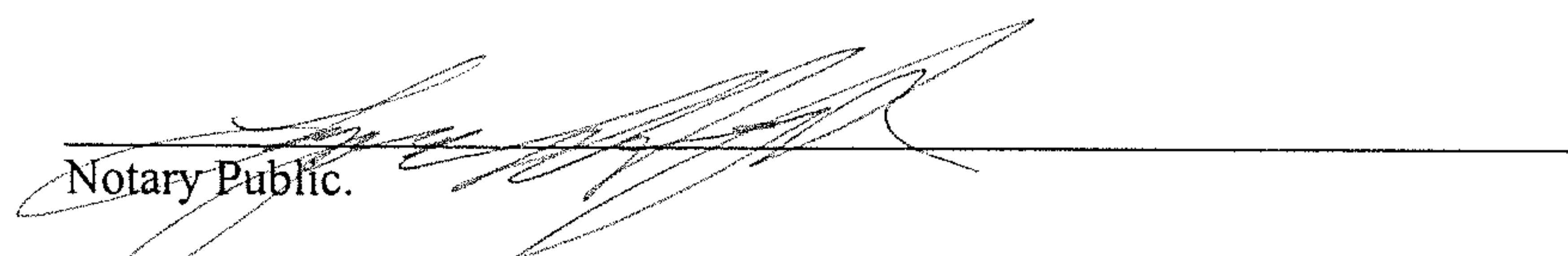
STATE OF ALABAMA

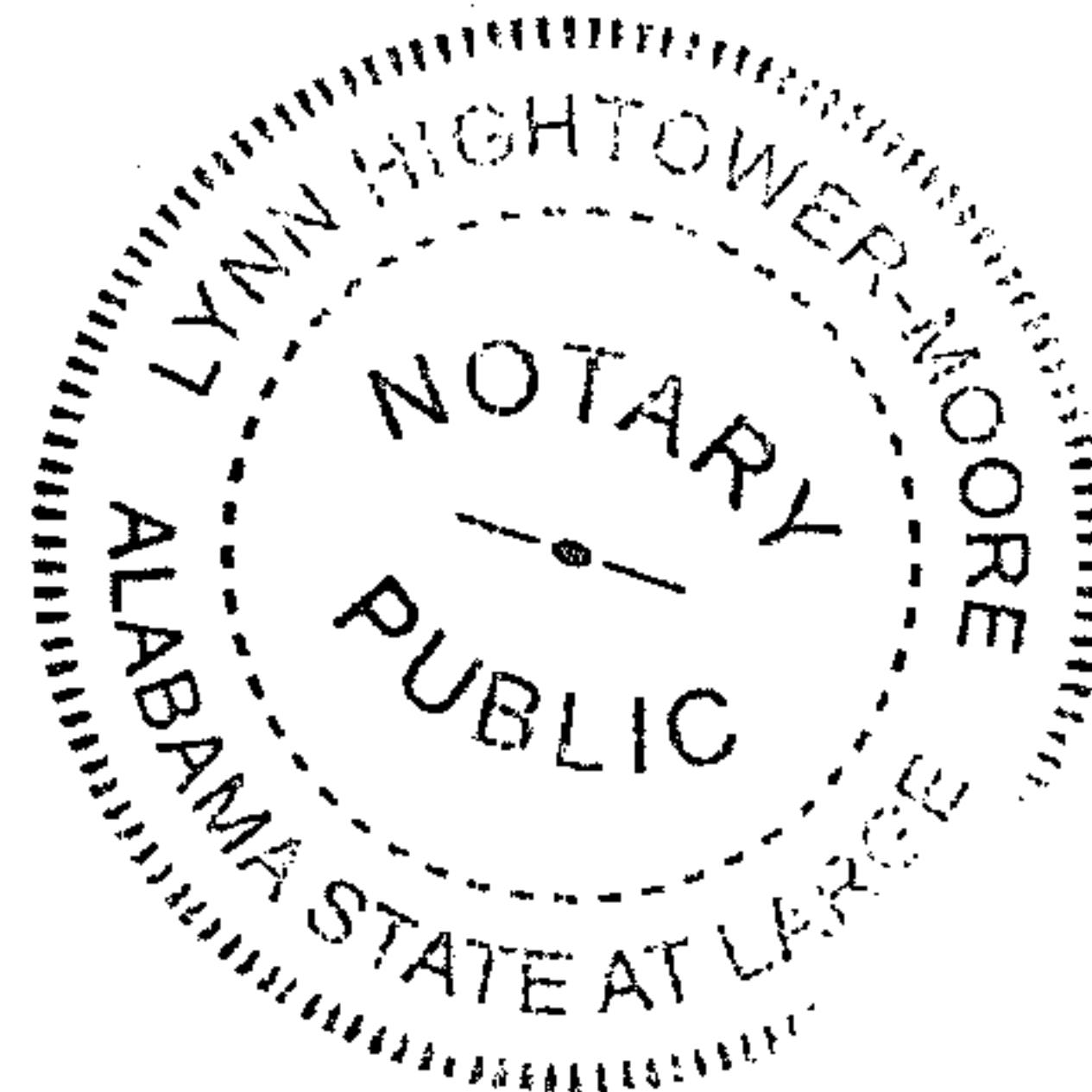
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Carter Manuel**, a **married man**, 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 he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2020


Notary Public.
(Seal)
My Commission Expires: 1-4-22



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1 (h)

Grantor's Name William Carter Manuel

Grantee's Name Randy Steven Hall

Mailing Address 3758 Dunbarton Drive
Mountain Brook, Alabama 35223Mailing Address 201 Rossburg Drive
Calera, Alabama 35040Property Address 201 Rossburg Drive
Calera, Alabama 35040Date of Sale 09/29/2020Total Purchase Price \$161,500.00

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 of 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 9-29-2020Print Randy Steven Hall UnattestedSign Randy Steven Hall

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2020 09:33:50 AM
\$189.50 CHARITY
20201005000448700

Allen S. Baylor