

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
William A. Hall
401 Gibson Farm Rd
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY THOUSAND DOLLARS AND NO CENTS (\$20,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Mark Lucas and Mary Griffin Lucas, husband and wife (herein referred to as Grantor)** grant, bargain, sell and convey unto **William A. Hall and Emily C. Hall (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See attached Exhibit "A" – Legal Description

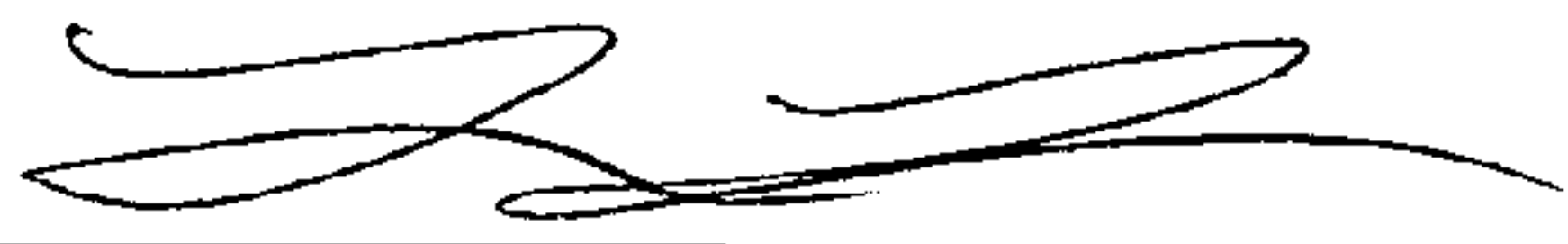
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2020.
- 2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, 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 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of November, 2020.



Mark Lucas

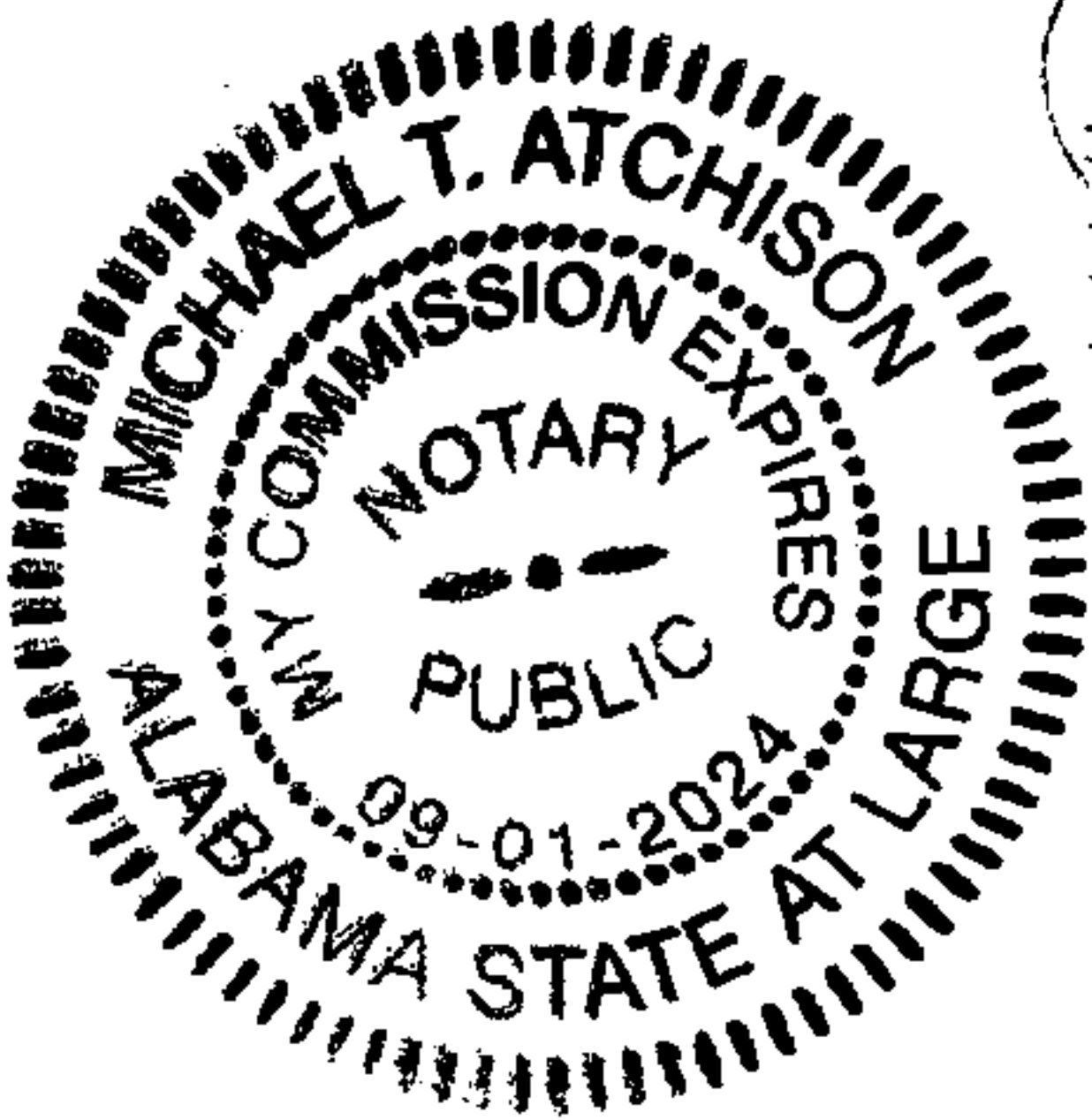


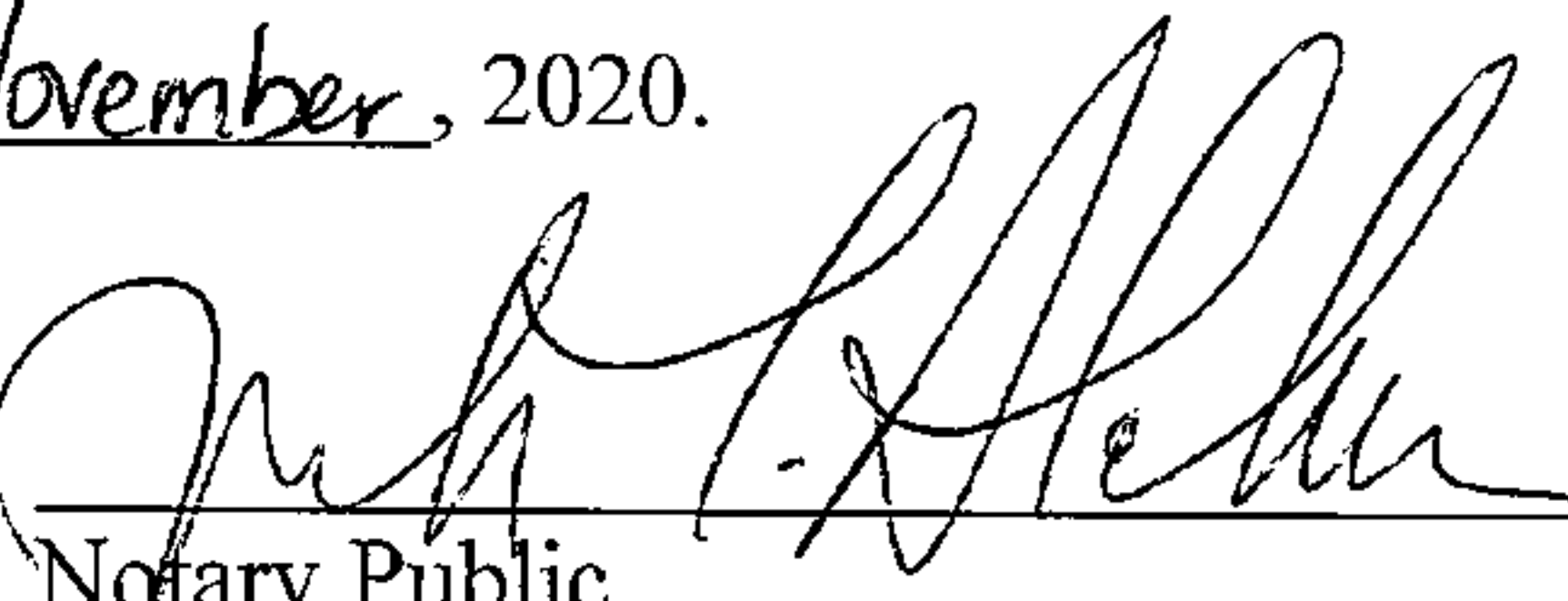
Mary Griffin Lucas

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Mark Lucas and Mary Griffin Lucas**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of November, 2020.





Notary Public
My Commission Expires: 9-1-2024

EXHIBIT "A" – LEGAL DESCRIPTION

Lot 12, according to Clearview Estates, as recorded in Map Book 7, Page 43, in the Probate Office of Shelby County, Alabama.

Also, the following described property adjoining said Lot 12, Clearview Estates, being more particularly described as follows: Commence at the SW corner of the SE 1/4 of the SE 1/4, Section 19, Township 21 South, Range 1 East, Shelby County, Alabama; thence run North 261.41 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds and run a distance of 175.82 feet to the Southwest corner of Lot 11, Clearview Estates; thence turn an angle of 1 degrees 55 minutes 31 seconds left and run along the South line of Lots 11 and 12, Clearview Estates, a distance of 240.51 feet to the SE corner of Lot 12, Clearview Estates, being the point of beginning; thence turn an angle of 90 degrees 23 minutes to the left and run along the East line of said Lot 12 a distance of 180.47 feet to a point; thence turn an angle of 39 degrees 58 minutes 00 seconds to the right and run 155.10 feet to the Northeast corner of said Lot 12; thence run Southwesterly to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Mark Lucas
Mailing Address 4975 County Rd 40
Jemison, AL
35085

Grantee's Name William A Hall
Mailing Address 401 Gibson Farm Rd
Columbiana, AL 35051

Property Address 107 Hickory Street
Columbiana, AL 35051

Date of Sale 11-9-2020
Total Purchase Price \$ 20,000.00
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 9/11/20

Print Mark Lucas

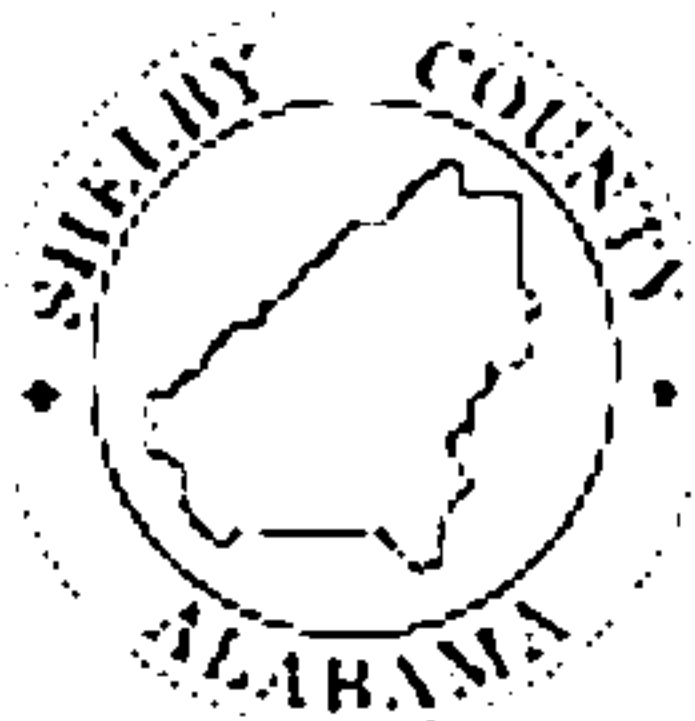
☐ Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/10/2020 09:18:14 AM
\$48.00 CHARITY
20201110000513420

Alvin S. Bayl