

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-20-26575

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

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Ninety Thousand Dollars and No Cents (\$390,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mark D. Lucas and Mary Griffin Blaylock Lucas, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William A. Hall and Emily C. Hall**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Mary Griffin Blaylock and Mary Griffin Blaylock Lucas are one and the same person.

\$312,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of November, 2020.


Mark D. Lucas

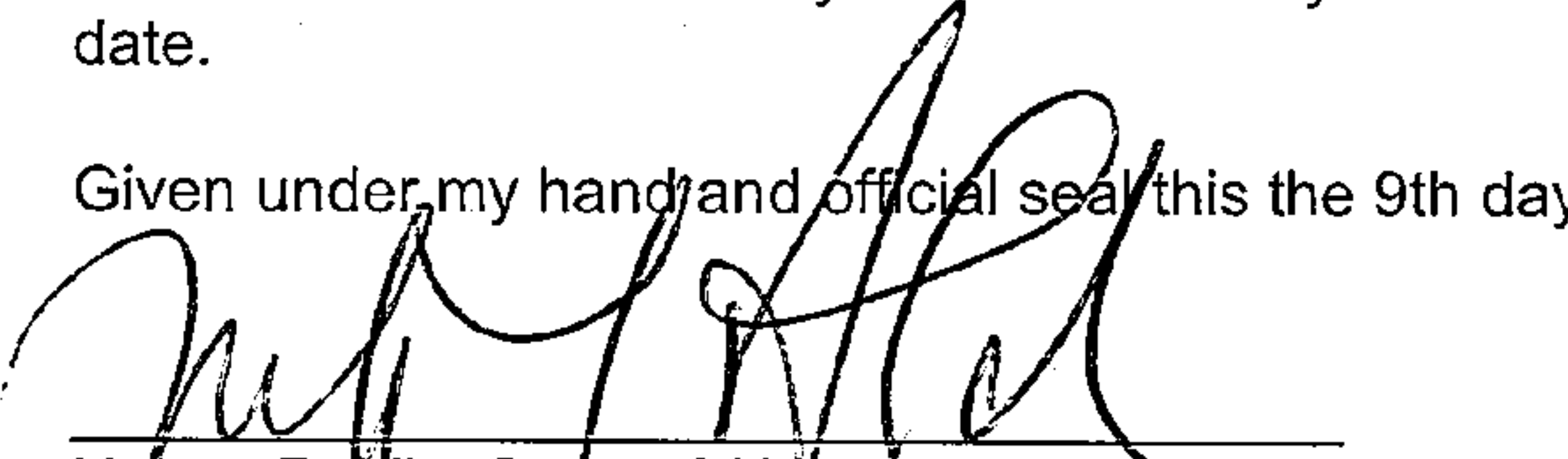

Mary Griffin Blaylock Lucas

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mark D. Lucas and Mary Griffin Blaylock Lucas, 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 executed the same voluntarily on the day the same bears date.

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


Notary Public, State of Alabama

My Commission Expires: 9-1-2024

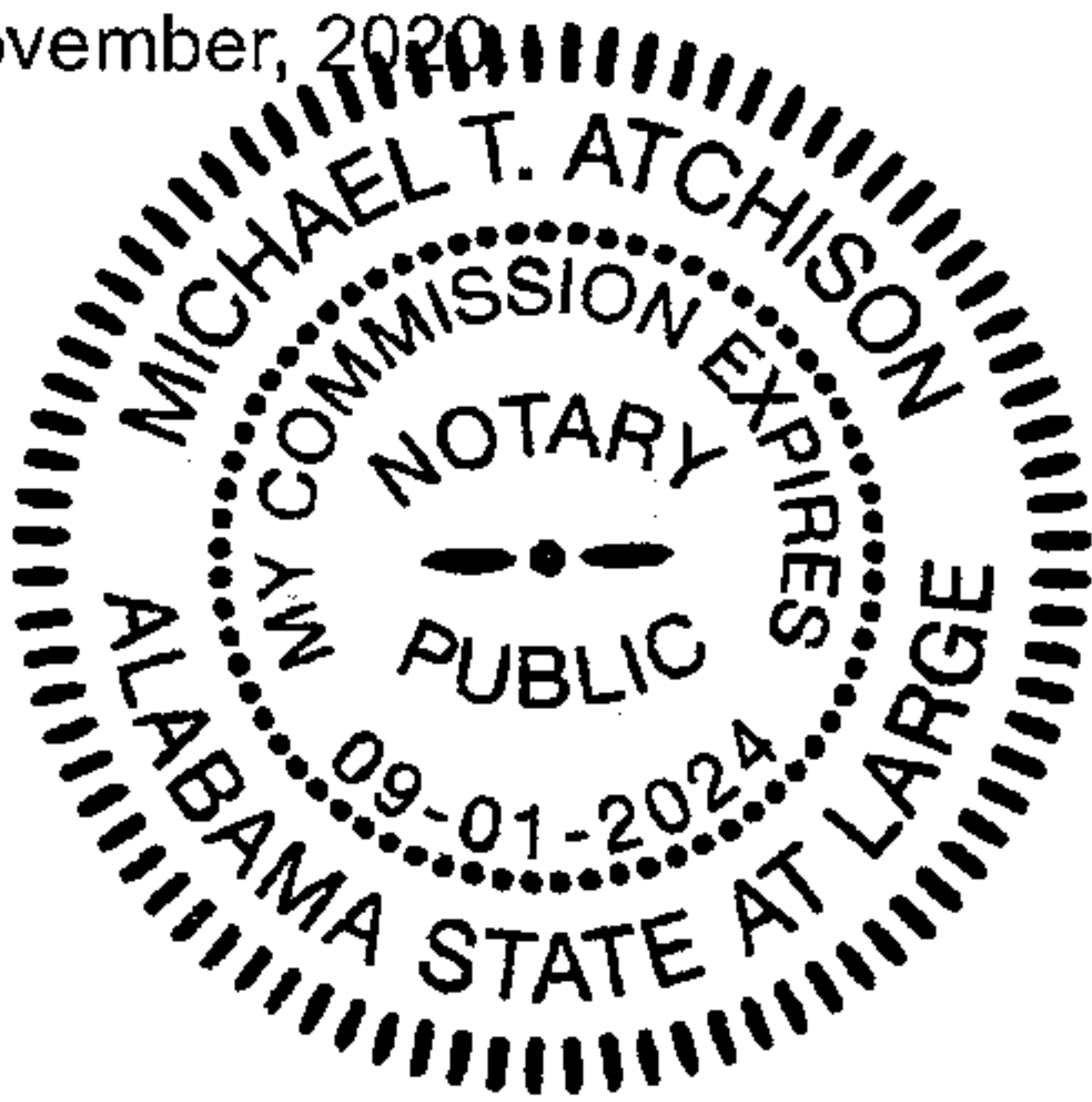


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 19, and the NE 1/4 of the NE 1/4 of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the Southwest corner of the SE 1/4 of SE 1/4 of said Section 19; thence run North along the West line of said 1/4-1/4 a distance of 268.20 feet; thence turn right 92 degrees 56 minutes 23 seconds and run Easterly a distance of 416.54 feet (measured) along a continuation line of Lots 11 and 12 of Clearview Estates, as recorded in Map Book 7, Page 43 in the Office of the Judge of Probate of Shelby County, Alabama; thence turn right 83 degrees 17 minutes 45 seconds and run Southeasterly a distance of 256.06 feet along the West boundary line of the lands as described in Real Record 129, Page 941 to a point on the South line of said 1/4-1/4, said point also being the Southwest corner of the lands described in Deed Book 324, Page 933; thence turn right 94 degrees 54 minutes 13 seconds and run Westerly along the South line of said 1/4-1/4 a distance of 187.57 feet; thence turn left 19 degrees 15 minutes 22 seconds and run Southwesterly a distance of 182.41 feet; thence turn right 78 degrees 30 minutes 22 seconds and run Northwesterly a distance of 70.00 feet to a point on the South line of said 1/4-1/4; thence turn left 59 degrees 15 minutes and run Westerly along the South line of said 1/4-1/4 a distance of 42.0 feet to 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 D. Lucas	Grantee's Name	William A. Hall
	Mary Griffin Blaylock Lucas		Emily C. Hall
Mailing Address	4975 County Rd 48 Tombison, AL 35085	Mailing Address	401 Gibson Farm Rd. Columbiana, AL 35051
Property Address	401 Gibson Farm Rd. Columbiana, AL 35051	Date of Sale	November 09, 2020
		Total Purchase Price	\$390,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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.

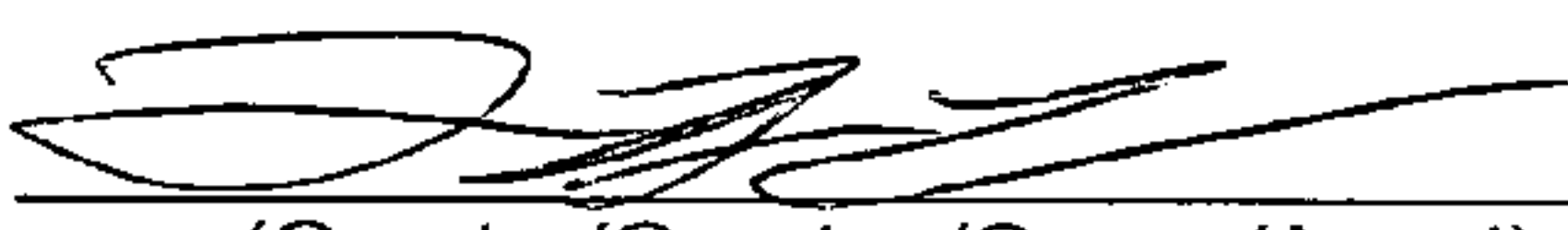
Date of Sale - the date on which interest to the property was conveyed.

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	November 06, 2020	Print	Mark D. Lucas
Unattested		Sign	
	(verified by)		(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 09:35:12 AM
\$106.00 CHARITY
20201110000513490

Allen S. Bayl