

Parcel I.D. #:

Send Tax Notice To: Ralph & Jo Beth Hall
3839 Hwy. 20
Calera, AL 35040

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of One Hundred Twenty-Eight Thousand Two Hundred Fifty Dollars and 00/100 (\$ 128,250.00), the receipt of sufficiency of which are hereby acknowledged, that **Ralph O. Hall** and **Jo Beth Hall, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Ralph O. Hall; Jo Beth Hall** and **Ralph Steven Hall**, hereinafter known as the GRANTEE;

Commence at the SW corner of SE 1/4 of SW 1/4 of Section 4, Township 24 North, Range 13 East, Thence Easterly along the South boundary of said Quarter-Quarter Section 420 feet to the Point of Beginning of the land herein described and conveyed; Thence turn an angle of 92 deg. 52' to the left and run Northerly a distance of 241.42 feet to the South right of way line of County Highway #17; Thence turn an angle of 53 deg. 43' to the right and run along the South margin of said road a distance of 247.29 feet; Thence turn an angle of 10 deg. 15' to the right and run along the South margin of said Road a distance of 70.0 feet; Thence turn an angle of 115 deg. 59 min. to the right and run a distance of 431.38 feet to the South line of said 1/4-1/4 Section; Thence turn an angle of 92 deg. 52' to the right and run West along the said Section line a distance of 262.07 feet to the Point of Beginning. Situated in the SE 1/4 of SW 1/4 of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama

AND (second parcel contained on next page)

A part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 24 North, Range 13 East, more particularly described as follows: Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 4 and run thence Easterly along the South boundary of said Quarter Quarter Section a distance of 420 feet to a point; thence continue in the same direction along the Southern boundary of said Quarter Quarter Section a distance of 262.07 feet to the point of beginning of the tract herein conveyed, which said point of beginning is also the Southeastern corner of lot conveyed to grantees by deed from Guy N. Cupp and wife Caroline K. Cupp; from the point of beginning thus established continue Easterly along the Southern boundary of said Quarter Quarter Section a distance of 195 feet to a point; thence turn to the left and run Northerly parallel with the Eastern boundary of said Quarter Quarter Section a distance of 516 feet more or less to a point on the Southerly right-of-way line of Shelby County Highway No. 75; thence turn to the left and run Southwesterly along the Southern right-of-way line of said highway to the Northeastern corner of the lot previously conveyed to the grantees by deed from Guy N. Cupp and wife, Caroline K. Cupp; thence turn to the left and run Southerly along the Eastern boundary of grantees said lot a distance of 431.38 feet to the point of beginning, containing two acres, located in Shelby County, Alabama.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded in Book 280, Page 392, and Book 264, Page 695, respectively, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the

07 Day of Dec, 2020.

Ralph O. Hall
Ralph O. Hall
Grantor

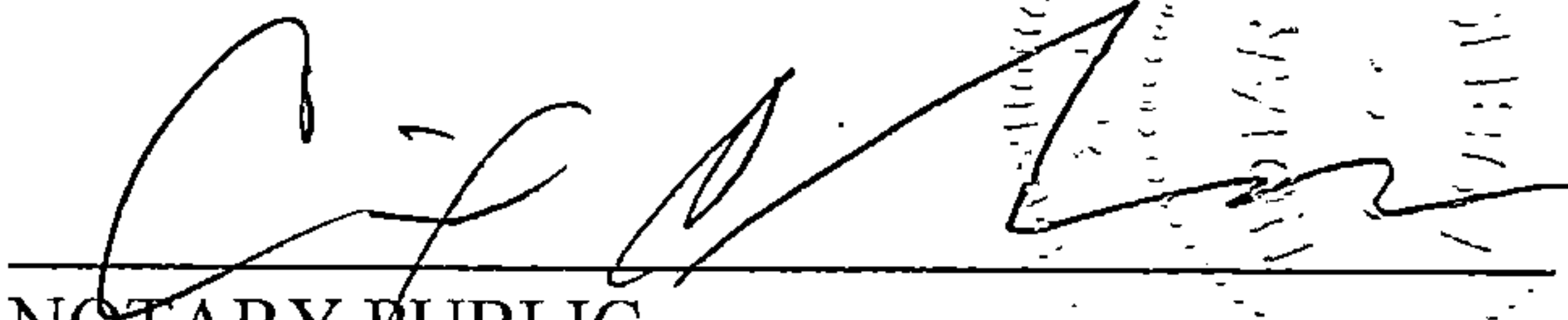
Jo Beth Hall
Jo Beth Hall
Grantor


20201209000563810 2/4 \$75.00
Shelby Cnty Judge of Probate, AL
12/09/2020 12:46:00 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Ralph O. Hall* and *Jo Beth Hall, a married couple*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 07 Day of Dec., 2020.


NOTARY PUBLIC

My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



20201209000563810 3/4 \$75.00
Shelby Cnty Judge of Probate, AL
12/09/2020 12:46:00 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Ralph Hall et al
Mailing Address 3839 Hwy 20
CALERA, AL 35040

Grantee's Name Ralph Hall et al
Mailing Address 3839 Hwy 20
CALERA, AL 35040

Property Address 3839 Hwy 20
CALERA, AL 35040

Date of Sale 12/7/2020
Total Purchase Price \$

Shelby County, AL 12/09/2020
State of Alabama
Deed Tax: \$43.00

or
Actual Value \$

or
Assessor's Market Value \$ 128,250.-

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 TR+ Value

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 12/7/2020

Print Ralph Hall

Unattested

Sign Ralph O Hall

(Grantor/Grantee/Owner/Agent) circle one



20201209000563810 4/4 \$75.00
Shelby Cnty Judge of Probate, AL
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Form RT-1