



20210310000120640 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
03/10/2021 03:56:59 PM FILED/CERT

This instrument prepared by :

John S. Somerset
Sudderth & Somerset, Attorneys,
5385 1ST AVENUE NORTH
Birmingham, AL 35212

Send Tax Notice to:
Carmon Hall McConathy
917 Burnt Pine Drive
Maylene, AL 35114

STATUTORY WARRANTY DEED (without survivorship)

STATE OF ALABAMA) **KNOW ALL PERSONS BY THESE PRESENTS**
COUNTY OF SHELBY)

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, **and in compliance with the Last Will and Testament of MARVIN E. HALL, JR, CARMON HALL McCONATHY, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARVIN E. HALL JR, DECEASED, PROBATE CASE NUMBER PR-2015-000701 SHELBY COUNTY, ALABAMA**, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey **unto CARMON HALL McCONATHY**, herein referred to as Grantees the following described real estate situated in Shelby County, Alabama, Property not the homestead of the Grantor. Title not checked by preparer.

Commence at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 9, Township 21 South Range 3 West; thence run along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 364.25 feet; thence turn an angle of 90 degrees 10 minutes 30 seconds right and run a distance of 2497.93 feet; thence turn an angle of 86 degrees 20 minutes 49 seconds right and run 60.12 feet; thence turn an angle of 86 degrees 20 minutes 49 seconds left and run a distance of 640.70 feet to the point of beginning; thence continue along last described course a distance of 268.10 feet; thence turn an angle of 90 degrees right and run a distance of 300 feet; thence turn an angle of 78 degrees 26 minutes 09 seconds right and run a distance of 272.73 feet; thence turn an angle of 100 degrees 33 minutes 51 seconds right and run a distance of 350.00 feet to the point of beginning; containing 2.00 acres, more or less.

This conveyance subject to easements, rights of way and restrictions of record and to taxes which are a lien but not due and payable until October 1, 2016

Marvin E. Hall, Jr. died testate in Shelby County, Alabama, on October 21, 2014;

TO HAVE AND TO HOLD; Unto the said Grantees, their heirs and assigns forever;

IN WITNESS WHEREOF, we have hereunto set our hands and seal this the 4th day of January, 2016.

ESTATE OF MARVIN E. HALL, JR.

Carmon Hall McConathy.
Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

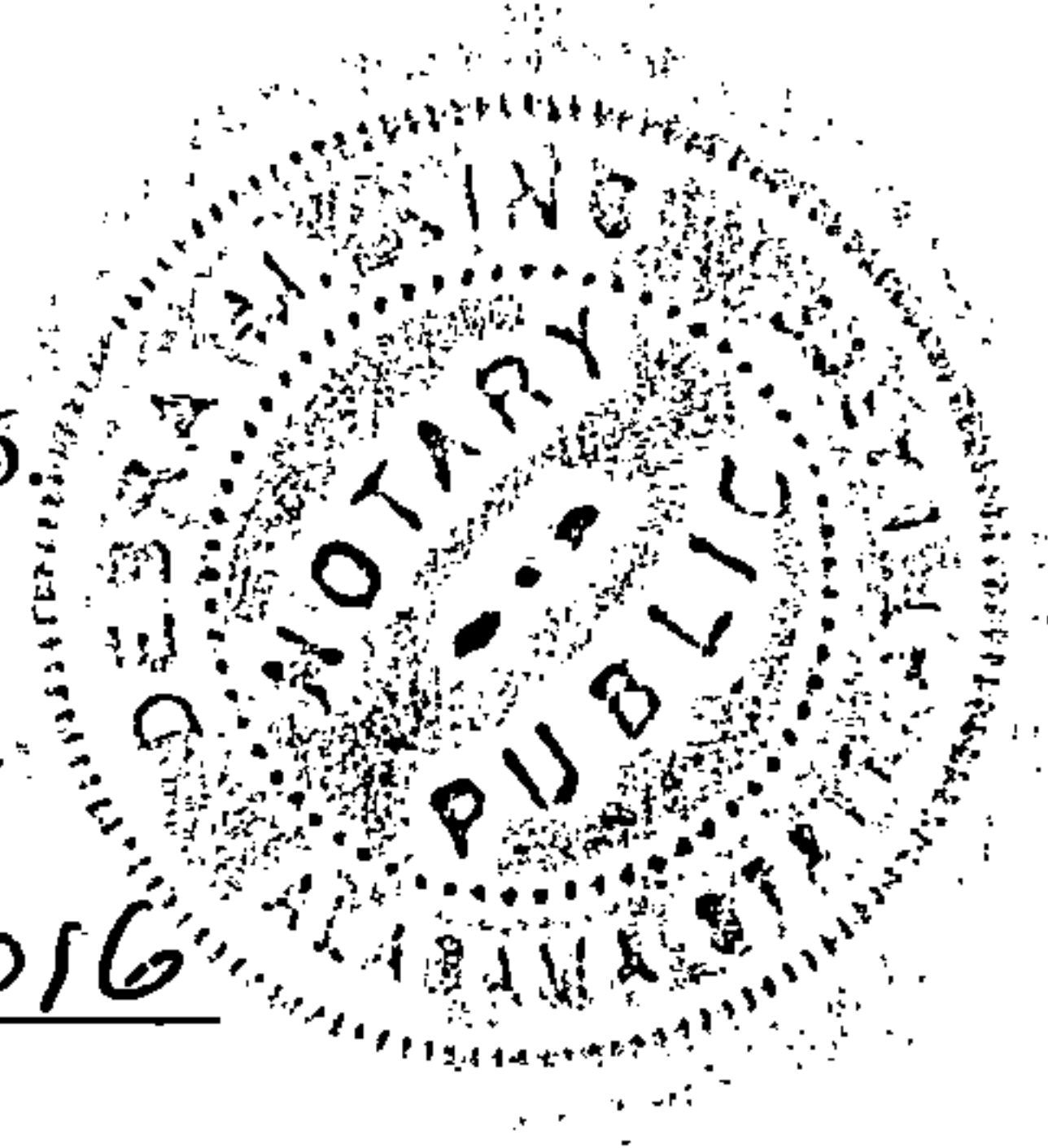
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carmon Hall McConathy, whose name as Personal Representative of the Estate of Marvin E. Hall, Jr. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyances she executed the same voluntarily on the day the same bears date, and with full authority as such Personal Representative..

Given under my hand and official seal, this 4th day of January, 2016.

Debra M. King

Notary Public

My Commission Expires: 3/16/2016



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Real Estate Sales Validation Form

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

Grantor's Name Estate of
Mailing Address MARVIN E. HALL JR
917 Burnt Pine Dr
Maylene, AL 35114

Grantee's Name Carmon Hall McConathy
Mailing Address 714 Olde Towne Cr
Alabaster, AL
35007

Property Address 917 Burnt Pine Dr
MAYLENE, AL

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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35114

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 Last Will and Testament

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 _____

Print Debra M. King

Unattested

(verified by)

Sign

Debra M. King

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1