

Landmark Settlement & Title  
205-733-2600  
2700 Highway 280 Ste 380E  
Birmingham, AL 35223

This instrument was prepared by:  
Heath S. Holden, Attorney at Law, LLC  
PO Box 43281  
Birmingham, AL 35243  
File No. 2021-524

Send Tax Notice To:  
Rudolph Real Estate, Inc.  
700 3rd Street Northeast  
Alabaster, AL 35007

20210521000251260  
05/21/2021 01:32:23 PM  
DEEDS 1/3

### GENERAL WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY     )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTEEN THOUSAND AND 00/100 (\$118,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Donna F. Hall, a married woman**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Rudolph Real Estate, Inc.** (herein referred to as GRANTEE), its successors and/assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 42, according to the Survey of Whitestone Townhomes, Phase One, as corrected and re-recorded in Map Book 20, Page 125, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

This property is not the homestead of Donna J. Hall or her spouse.

\$94,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and/or assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and/or assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the 20 day of May, 2021.

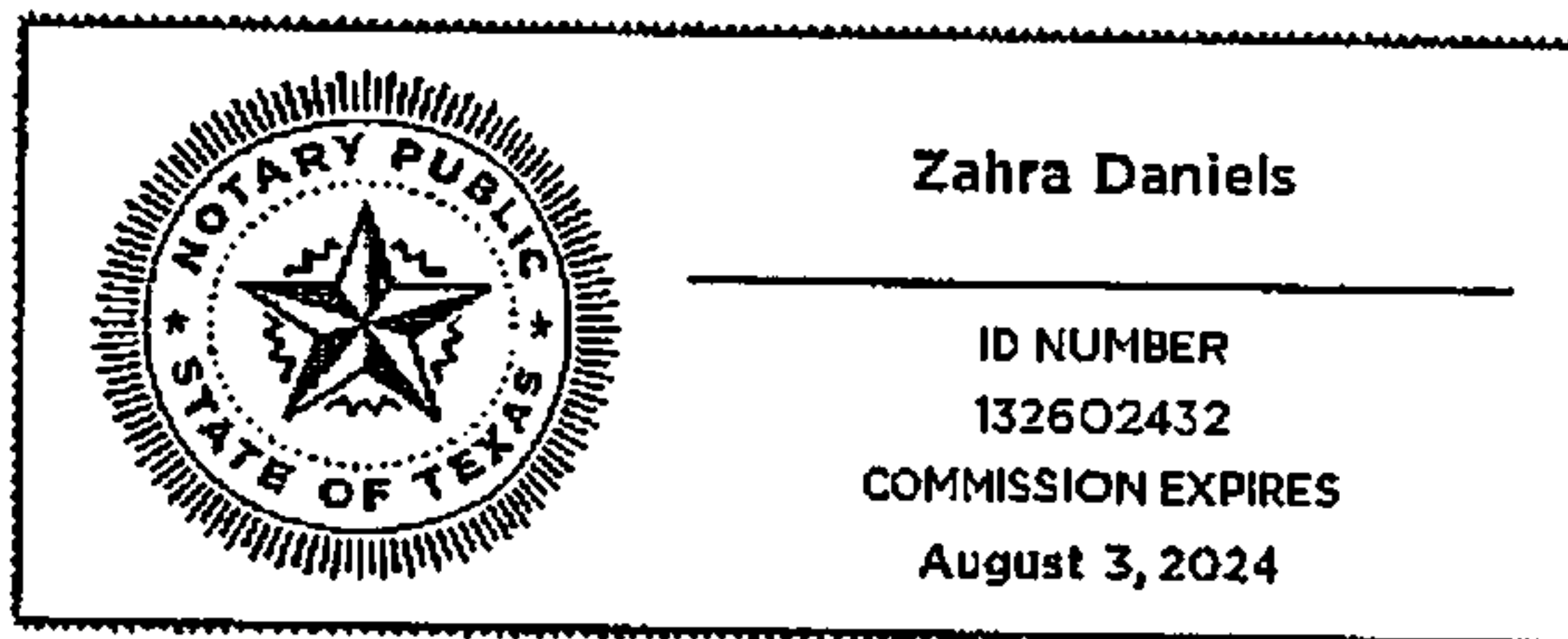
Donna F. Hall

**Donna F. Hall**

STATE OF Texas )  
COUNTY OF Harris )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Donna F. Hall**, whose name 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 conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of May, 2021.



Zahra Daniels  
NOTARY PUBLIC  
My Commission Expires: 08/03/2024

Notarized online using audio-video communication

## Real Estate Sales Validation Form

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

Grantor's Name Donna F. Hall  
 Mailing Address 198 County Road 707  
Verbena, AL 36091

Property Address 700 3rd Street Northeast  
Alabaster, AL 35007

Grantee's Name Rudolph Real Estate, Inc.  
 Mailing Address 720 Sussex Dr  
Vestavia, AL 35226

Date of Sale May 20, 2021  
 Total Purchase Price \$118,000.00

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

☐ Appraisal  
☐ 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 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 5-20-21

Print Michelle Pouncey

☐ Unattested

(verified by)

Sign Michelle Pouncey  
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/21/2021 01:32:23 PM  
 \$52.00 CHERRY  
 20210521000251260

*Allen S. Byrd*

Form RT-1