

This Instrument Prepared by: Wright Williams Hale, Attorney at law
601 Greensboro Avenue, Alston Place Suite 700
Tuscaloosa, Alabama 35401

Source of Title: Deed Book 1999, Page 32121
Lot 76, Brookhollow Subdivision, First Sector;
Map Book 17, Page 103

STATE OF ALABAMA *
COUNTY OF SHELBY *

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00), to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, We, **LISA D. TUCKER** and her husband, **WRIGHT WILLIAMS HALE** (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **JASON A. HALE**, an unmarried man, herein referred to as GRANTEE, in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, and more particularly described as follows, to-wit:

Lot 76, according to the Survey of Brookhollow, First Sector, as recorded in Map Book 17, Page 103, in the Probate Office of Shelby County, Alabama.

The GRANTOR herein, LISA D. TUCKER is the same person as Lisa D. Tucker Hale. Lisa D. Tucker married Wright Williams Hale on September 29, 2018.

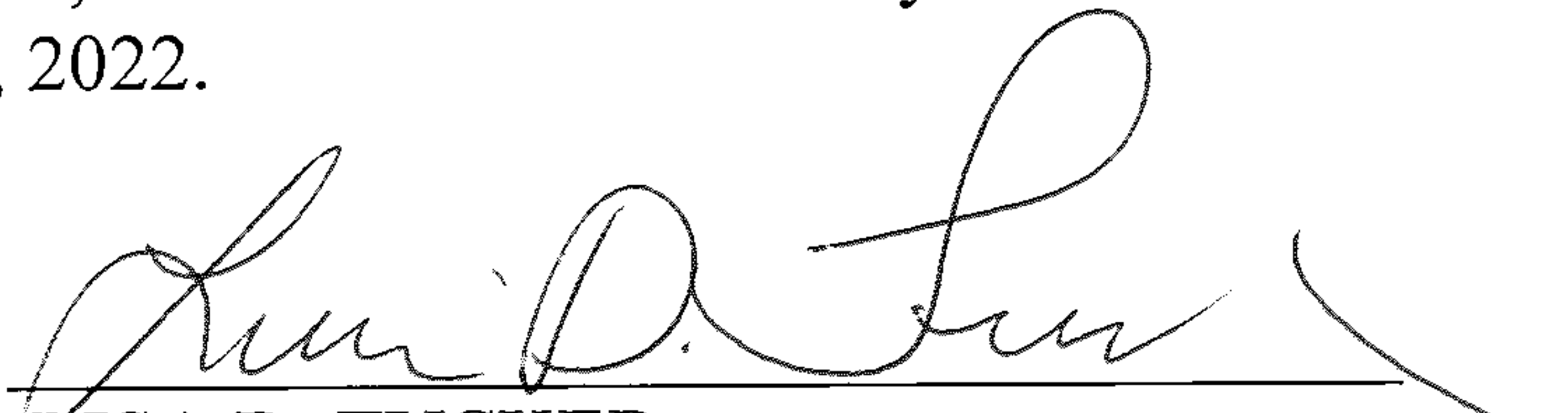
Two Hundred and Thirty Thousand Dollars (\$230,000.00) of the consideration paid for this conveyance is secured by a PURCHASE MONEY MORTGAGE between the parties hereto, of even date, executed simultaneously with this instrument.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantors, of, in, and to the same and every part or parcel thereof, with the appurtenances.

Said property is conveyed subject to all easements, rights-of-way and restrictive covenants of record in the Probate Office of Shelby County, Alabama pertaining to the property conveyed herein.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, his heirs and assigns and we do covenant with the said GRANTEE, his 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 are entitled to the immediate possession thereof; 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 GRANTEE, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set my hand and seal on this the 1st day of December, 2022.


LISA D. TUCKER


WRIGHT WILLIAMS HALE

STATE OF ALABAMA *

COUNTY OF TUSCALOOSA *

GENERAL ACKNOWLEDGMENT

I, Kenneth D. Davis, a Notary Public in and for said County, in said State, hereby certify that **LISA D. TUCKER** and her husband, **WRIGHT WILLIAMS HALE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 on this the 1st day of December, 2022.

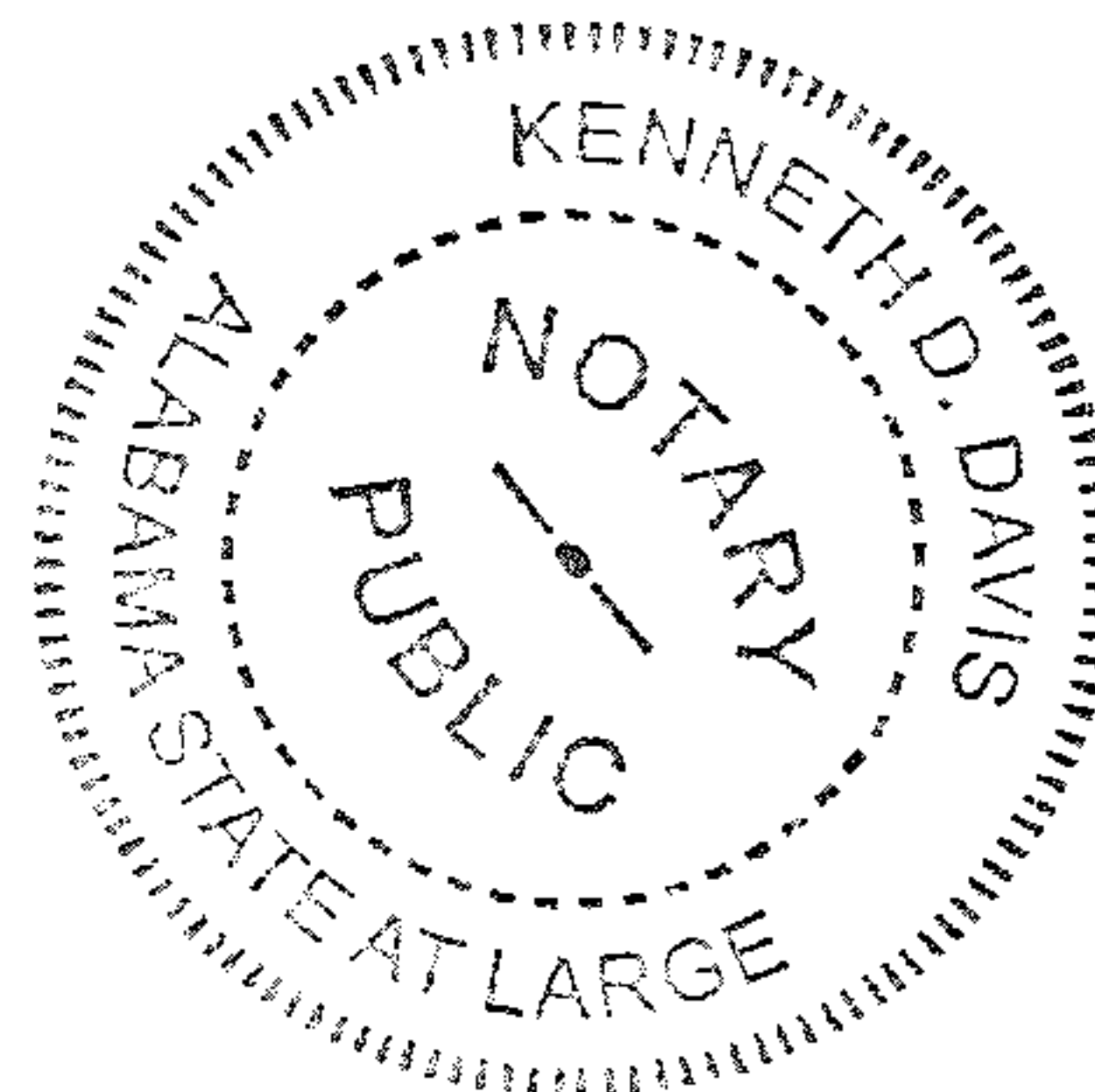
My Commission Expires:

3/19/23

Notary Public in and for

Grantor address: Lisa D. Tucker
12 B Country Club Hills
Tuscaloosa, Alabama, 35401

Grantee address: Jason A, Hale
209 Brookhollow Drive
Pelham, Alabama 35124





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/05/2022 10:23:33 AM
 \$64.00 PAYGE
 20221205000441270

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Lisa D. Tucker and Wright Williams Hale	Grantee's Name	Jason A. Hale
Mailing Address	<u>PO Box 2847</u> <u>Tuscaloosa, AL 35403</u>	Mailing Address	<u>209 Brookhollow Drive</u> <u>Pelham, AL 35124</u>
Property Address	<u>209 Brookhollow Drive</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>12/01/2022</u>
		Total Purchase Price	<u>\$ 265,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 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 Angie Woods

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1