

Send tax notice to:
Linda Handley Hall
9383 Chelsea Road
Columbiana, AL 35051

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

Market Value \$62,690.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and 00/100 Dollars (\$10.00), **and other good and valuable consideration**, in hand paid to the undersigned, **Linda Hall, an unmarried woman**, whose address is **9383 Chelsea Road, Columbiana, AL 35051** (hereinafter referred to as "Grantor"), by **Linda Hall, William Brett Hall, and Shawn Lee Hall, as joint tenants with right of survivorship**, whose address is **9383 Chelsea Road, Columbiana, AL 35051** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **9383 Chelsea Road, Columbiana, AL 35051**, to-wit:

A lot or parcel of land situated in the NW 1/4 of the NW1/4 of Section 11, Township 20 South, Range 1 West, more particularly described as follows: Commence at the NW corner of the above said 1/4 - 1/4 section and run South along the West line for a distance of 330.0 feet to the Point of Beginning. Thence continue same line for a distance of 168.0 feet; thence run East for a distance of 47.0 feet to the West right of way line of Shelby County Highway No. 47; thence run Northerly along said Highway for a distance of 170.0 feet; thence run West for a distance of 62.0 feet to the Point of Beginning. Being situated in Shelby County, Alabama.

*******This Deed was prepared without the benefit of a title search*******

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Linda Hall is one and the same as Linda H. Hall, the Grantee in Instrument no. 20180320000091510 recorded in the Shelby County Probate Office 3/20/2018.

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 any two or more of the grantees herein, the entire interest on fee simple shall pass to the surviving grantee or grantees and is such interest shall first pass hereunder to more than one surviving grantee, then the entire interest in fee simple shall thereafter pass to the survivor or survivors of the surviving grantees until the fee simple estate shall finally pass to the sole surviving grantee. If one grantee does not survive the others, then, the heirs of the last surviving grantees shall take as tenants in common, that is to say, if two or more grantees herein shall die simultaneously (deaths within one hour of each other being considered simultaneous), leaving none of the grantees surviving, then the heirs of the grantees so dying simultaneously shall take as tenants in common, per stirpes, the share of the deceased grantee through whom they take.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor

will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this the 3rd day of April, 2023.

Linda Hall
Linda Hall

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Hall 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of April, 2023.

Brittany Floyd

Notary Public

Print Name:

Commission Expires:

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2023 10:47:53 AM
\$89.00 BRITTANI
20230406000096440

Allie S. Boyd