

**This instrument was prepared by:**

A. Eric Johnston, Esquire  
1200 Corporate Drive, Suite 107  
Birmingham, Alabama 35242

**SEND TAX NOTICE TO:**

Martha W. Hale  
323 Willow Crest Lane  
Hoover, Alabama 35244

**WARRANTY DEED**

STATE OF ALABAMA ) KNOW ALL MEN BY THESE PRESENTS:  
SHELBY COUNTY )

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Martha W. Hale, an unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Martha W. Hale, Trustee, and any Successor Trustee of The Martha W. Hale Trust, as Amended. (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to wit:

Lot 16 Block 1, according to the Amended Map of Southlake Crest, 2<sup>nd</sup> Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7<sup>th</sup> day of November 2023.

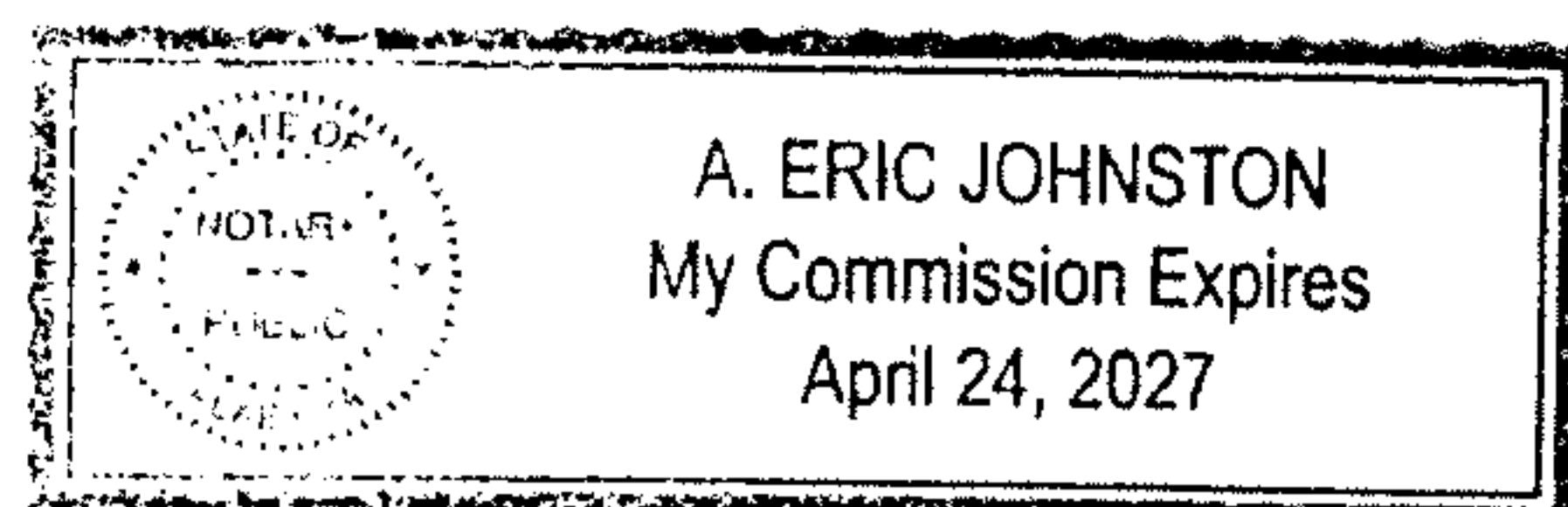
Martha W. Hale  
Martha W. Hale

STATE OF ALABAMA )  
SHELBY COUNTY )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Martha W. Hale**, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of November, 2023.



A. Eric Johnston  
A. Eric Johnston, Notary Public  
My Commission Expires: 4-24-2027

## Real Estate Sales Validation Form

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

Grantor's Name Martha W. Hale  
 Mailing Address 323 Willow Crest Lane  
Hoover, Alabama 35244

Grantee's Name Martha W. Hale, Trustee  
 Mailing Address 323 Willow Crest Lane  
Hoover, Alabama 35244

Property Address 323 Willow Crest Lane  
Hoover, Alabama 35242

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 286,000.00

Filed and Recorded  
Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk \_\_\_\_\_  
Shelby County, AL  
11/08/2023 08:04:09 AM  
\$314.00 JOANN  
20231108000328080

The purchase price or actual value claimed on Deed s. Bayl 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 Tax Assessor

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 11.7.23

Print A. Eric Johnston

Unattested

Sign A. Eric Johnston

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1