

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Gracie S. Hall
7 Dogwood Circle
Montevallo, AL 35115



20240131000024620 1/4 \$135.00
Shelby Cnty Judge of Probate, AL
01/31/2024 10:31:00 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One dollar and 00/100 Dollars (\$1.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Gracie S. Hall. (also known as Gracie Lee Hall), an unmarried woman**, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto B. Steven Hall, a married man; Mark R. Hall, a married man, and Michele H. George Camp, a married woman, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, to the survivor of them fee simple, together with every contingent remainder and right of revision, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT A
(previously recorded description under 200208000373510 Pg 1/9 39.00 Shelby Co.)

Note: This property does constitute homestead property for Grantor.
Note: Grantor expressly reserves a life estate in the subject property. G.H.
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 30th day of January 2024 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Shelby County, AL 01/31/2024
State of Alabama
Deed Tax: \$102.00

Gracie S. Hall (L.S.)
Gracie S. Hall



20240131000024620 2/4 \$135.00
Shelby Cnty Judge of Probate, AL
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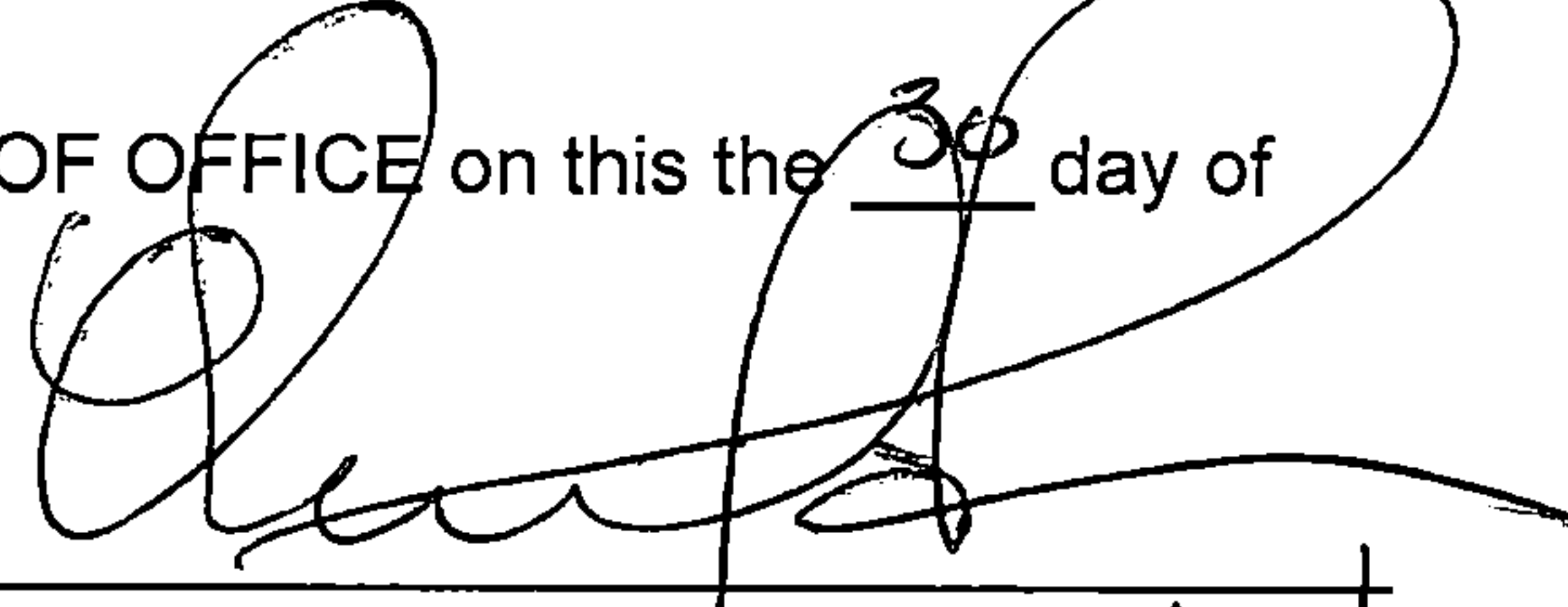
STATE OF ALABAMA

ACKNOWLEDGMENT

SHELBY COUNTY

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Gracie S. Hall., which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, and acting with full authority that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30 day of January, 2024.


NOTARY PUBLIC
My Commission Expires: 05/01/2024

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

Surface rights only in and to the property more particularly described as beginning at a point 335.6 feet north and 144.4 feet west of the center of Section 5, Township 22 South, Range 3 West; thence run North 76 degrees 50 minutes west 243.1 feet, thence south 26 degrees 10 minutes west 75.6 feet, thence south 3 degrees 50 minutes east 42.3 feet, thence south 25 degrees 50 minutes east 42.5 feet, thence south 49 degrees 50 minutes east 61.5 feet, thence south 65 degrees 50 minutes east 154.9 feet, thence north 17 degrees 10 minutes east 205.1 feet to the point of beginning, containing one acre, more or less, together with all improvements located thereon.

SOURCE OF TITLE: Warranty Deed recorded at Real Book 194, Page 480, in the Office of the Probate Judge, Shelby County, Alabama.



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Exhibit A

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Gracie S. Hall
7 Dogwood Circle
Montevallo AL 35715

Grantee's Name
Mailing Address

B. Steven Hall
5120 Crossings Pkwy
Hoover AL 35242

Property Address

7 Dogwood Circle
Montevallo AL 35715

Date of Sale

01/30/24

Total Purchase Price \$

101,950

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
☐ Closing Statement

☒ Appraisal
☒ Other Future Interest to family
w/ reservation of life estate

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:

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 01/30/2024

Print

Chris Smith

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1