

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-29999

Send Tax Notice To: Jordan Ray Hall
Nicole Kathleen Hall

3110 Hwy 69
Chalson, AL 35043

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Seventy Thousand Dollars and No Cents (\$370,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Lynne R. Jarnagin and John C. Jarnagin**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jordan Ray Hall and Nicole Kathleen Hall**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$335,775.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of August, 2024.


Lynne R. Jarnagin


John C. Jarnagin

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Lynne R. Jarnagin and John C. Jarnagin, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of August, 2024.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

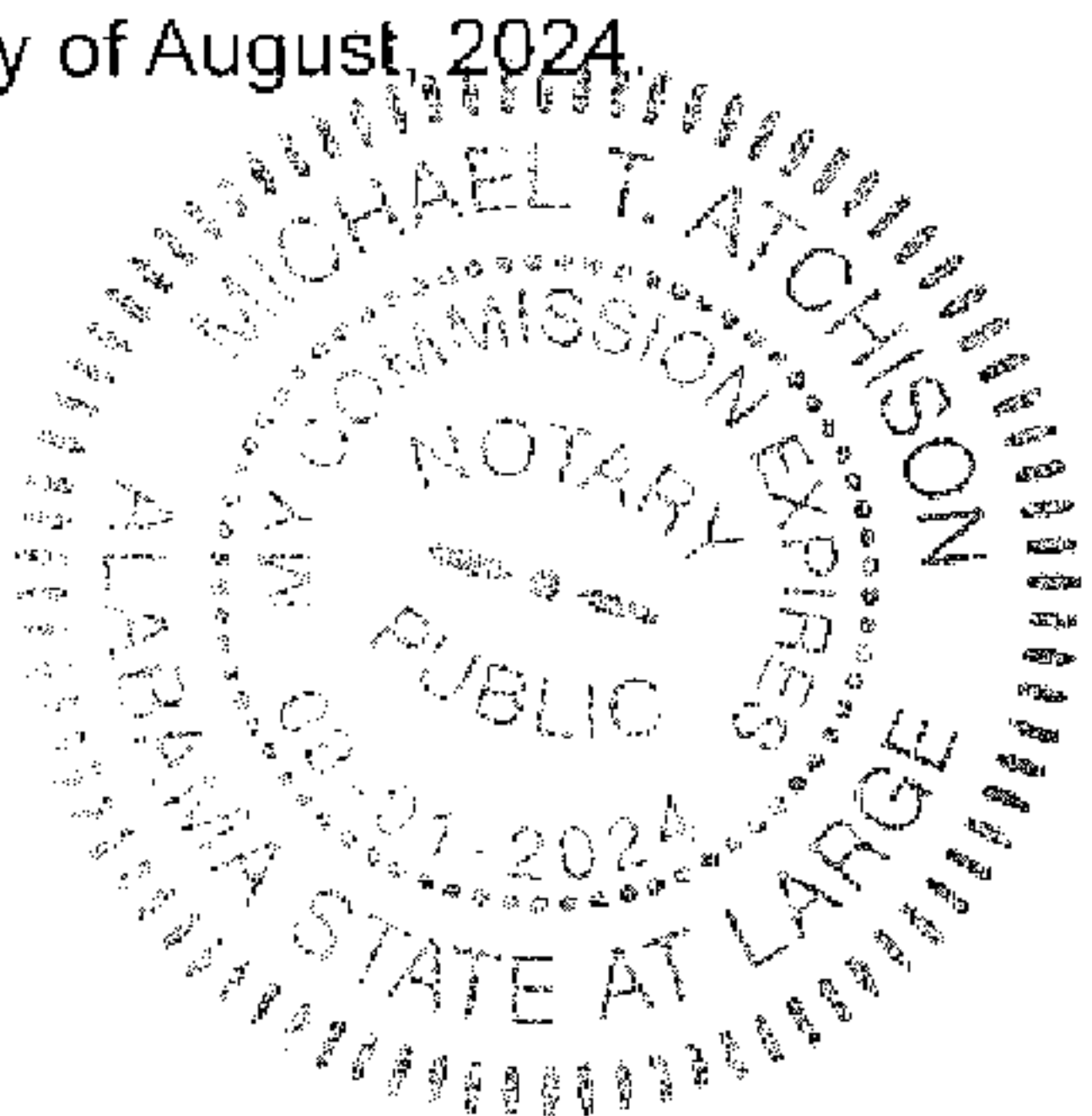
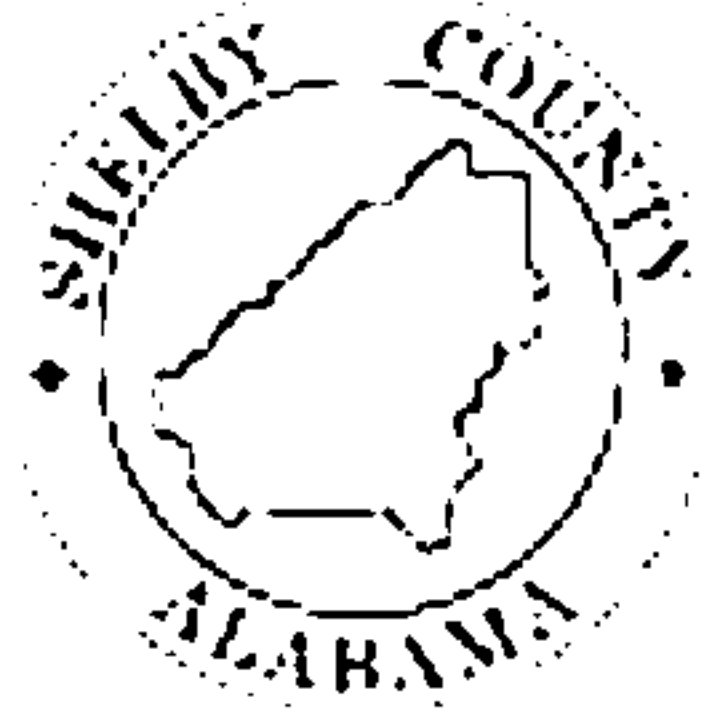


EXHIBIT "A"
LEGAL DESCRIPTION

From the accepted Northeast corner of the SE 1/4 - NW 1/4 of Section 21, Township 20 South, Range 1 West, run thence West along the accepted North boundary of said SE 1/4-NW 1/4 a distance of 526.05 feet to a point on the southwesterly boundary of Shelby County Highway #69 (80 foot ROW) being the point of beginning of herein described parcel of land; thence continue along said course a distance of 226.48 feet; thence turn 75 degrees 47 minutes left and run 187.12 feet to a point in the center of Yellow Leaf Creek; thence turn 88 degrees 54 minutes 20 seconds left and run 154.09 feet along said creek centerline; thence turn 61 degrees 38 minutes 33 seconds right and run 156.20 feet along said creek centerline; thence turn 12 degrees 28 minutes 51 seconds left and run 58.80 feet along said creek centerline; thence turn 105 degrees 16 minutes 52 seconds left and run 129.86 feet; thence turn 11 degrees 21 minutes 17 seconds right and run 108.75 feet; thence turn 40 degrees 10 minutes 45 seconds left and run 75.19 feet; thence turn 20 degrees 32 minutes 25 seconds right and run 118.74 feet to a point on the southwesterly boundary of aforementioned Shelby County Highway #69; thence turn 102 degrees 03 minutes 27 seconds left and run 266.81 feet along said highway boundary to the point of beginning of herein described parcel of land. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2024 08:22:49 AM
\$62.50 PAYGE
20240904000274160

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	Lynne R. Jarnagin John C. Jarnagin	Grantee's Name	Jordan Ray Hall Nicole Kathleen Hall
Mailing Address	<u>224 Cornhill</u> <u>Seaside, AL 35147</u>	Mailing Address	<u>3110 Hwy 69</u> <u>Chelsea, AL 35043</u>
Property Address	<u>3110 Highway 69</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>August 29, 2024</u>
		Total Purchase Price	<u>\$370,000.00</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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 August 29, 2024

Print Lynne R. Jarnagin

 Unattested

Sign *Lynne R. Jarnagin*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)