

THIS INSTRUMENT PREPARED BY:
ANN S. DERZIS
Attorney at Law
2 Riverchase Office Plaza, Suite 112
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
CATHERINE C. HALL
32 WOOTEN ROAD
ALABASTER, ALABAMA 35007

TITLE NOT EXAMINED BY PREPARER OF THIS DEED

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We,

CATHERINE C. HALL, an unmarried woman

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

CATHERINE C. HALL, an unmarried woman and JENNIFER LEONARD CORBIN, a married woman

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in
SHELBY County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD. SUBJECT TO THE RIGHTS OF ANY UTILITIES WHICH MAY BE ON, OVER OR UNDER SAID REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever.

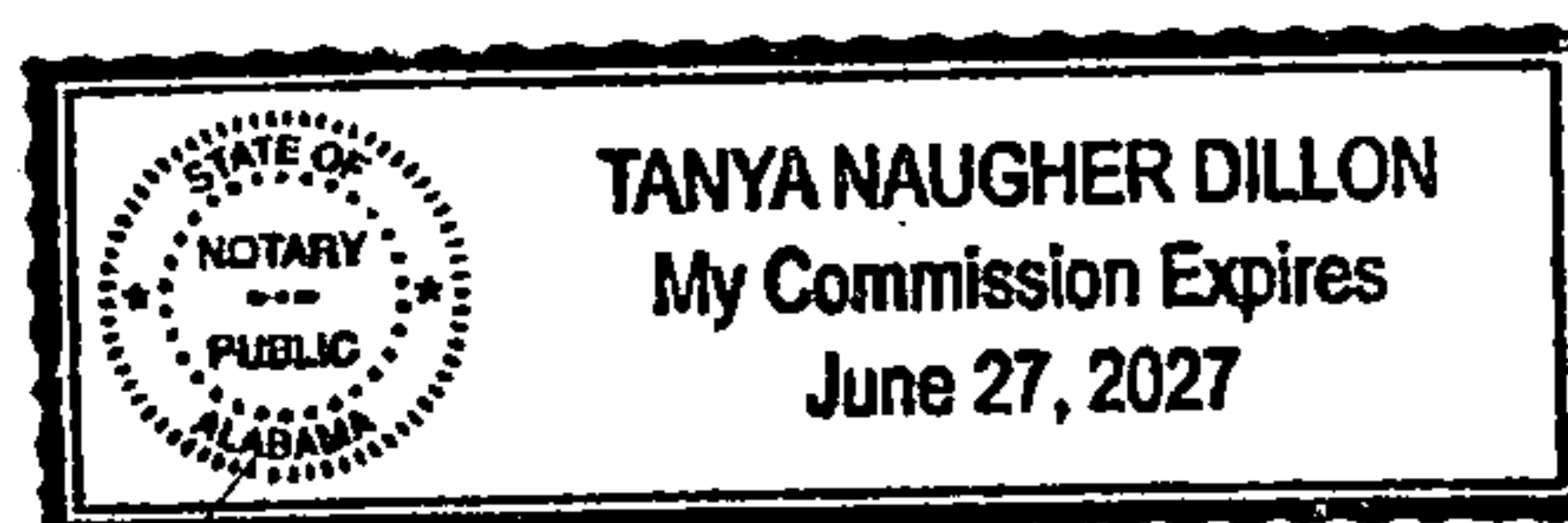
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 persons.

IN WITNESS WHEREOF, I have hereunto set MY hand(s) and seal(s), this 15TH day of October, 2025.

Tanya Naugher Dillon (Seal)

Catherine C Hall (Seal)
CATHERINE C. HALL

STATE OF ALABAMA)
COUNTY OF SHELBY)



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CATHERINE C. HALL, an unmarried woman**, whose name(s) 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 15 day of October, 2025

Shelby County, AL 10/17/2025
State of Alabama
Deed Tax: \$58.50

Tanya Naugher Dillon
Notary Public
My Commission Expires: 6-27-27

EXHIBIT "A"



20251017000319730 2/3 \$86.50
Shelby Cnty Judge of Probate, AL
10/17/2025 10:08:43 AM FILED/CERT

Parcel 1

All of lot 4 of Green Valley Manufactured Home Park as recorded in map book 9, page 92 in the office of the Probate Judge of Shelby County, Alabama and an extended parcel 65.0' in width and 27' long immediately West of and contiguous to the West line of said lot 4 and more particularly described as follows:

Begin at the Northeast corner of Lot 4, Green Valley Manufactured Home Park as recorded in Map Book 9, page 92 in the Office of the Probate Judge of Shelby County, Alabama and run thence Southerly along the East line of the same said lot 4 and the West margin of Shelby County Road Number 257 a distance of 65.0' to the Southeast corner of same said lot 4, thence turn an angle of 90° 00' to the right and turn Westerly along the South line of same said Lot 4 and the extended line of same said lot a distance of 147.0' to a point thence turn an angle of 90° 00' right and run Northerly parallel with the same East line of same Lot 4 a distance of 65.0' to a point, thence turn right an angle of 90° 00' right and run Easterly along the South line of lots 1, 2 and 3 of same said subdivision a distance of 147.0' to the point of beginning.

Parcel 2

Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run Westerly along the North line of said Quarter-Quarter a distance of 50.0' to a point, thence turn an angle of 90° 12' to the right and run Southerly a distance of 21.0' to the Northeast corner of Lot 3 of Green Valley Manufactured Home Park, thence continue along the last described course a distance of 120.0' to the Northeast corner of Lot 4 of same said subdivision, thence turn an angle of 90° 00' to the right and run Westerly along the South line of lots 2, 3, and part of 1 of same said subdivision a distance of 147.0' to the point of beginning of the parcel being described, thence continue along last described course a distance of 83.77' to a point, thence turn an angle of 90° 00' to the left and run Southerly a distance of 65.0' to a point, thence turn an angle of 90° 00' to the left and run Easterly a distance of 83.77' to a point, thence turn an angle of 90° 00' to the left and run Northerly a distance of 65.0 feet to the point of beginning.

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

Catherine C Hall
32 Wooten Rd
Alabaster AL
35007

Grantee's Name
Mailing Address

Jennifer Leonard Corbin
245 Ellis Rd
Lambert MS
38643

Property Address

32 Wooten Rd
Alabaster AL
35007



20251017000319730 3/3 \$86.50
Shelby Cnty Judge of Probate, AL
10/17/2025 10:08:43 AM FILED/CERT

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$58,110.00

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

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

10/17/25

Print

Catherine C Hall

Sign

Catherine C Hall

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1