

AFTER RECORDING RETURN TO:

Essent Title Insurance, Inc.
400 Rouser Road
Bldg 2, Suite 500
Coraopolis, PA 15108
File No. AL25107105

MAIL TAX STATEMENTS TO:

Kim Hallman
178 Narrows Creek Drive
Birmingham, AL 35242

This document prepared by:

George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 09 4 20 2 004 023.000

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 16 day of December, 2025, by and between **Michael R. Hallman, unmarried**, residing at 4312 Whitby Lane B'ham AL 35242 and **Kim Hallman, unmarried**, residing at 178 Narrows Creek Drive, Birmingham, AL 35242, as **joint tenants with right of survivorship, formerly a married couple, now divorced pursuant to CASE NO: DR-2025-900249.00**, hereinafter referred to as Grantor(s) and **Kim Hallman, an unmarried woman**, residing at 178 Narrows Creek Drive, Birmingham, AL 35242, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Zero and 00/100 (\$0.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

Lot 18, according to the Amended Map of Narrows Creek as recorded in Map Book 27, Page 81, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Property commonly known as: 178 Narrows Creek Drive, Birmingham, AL 35242

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 16 day of December, 2025.

Michael R. Hallman
Michael R. Hallman

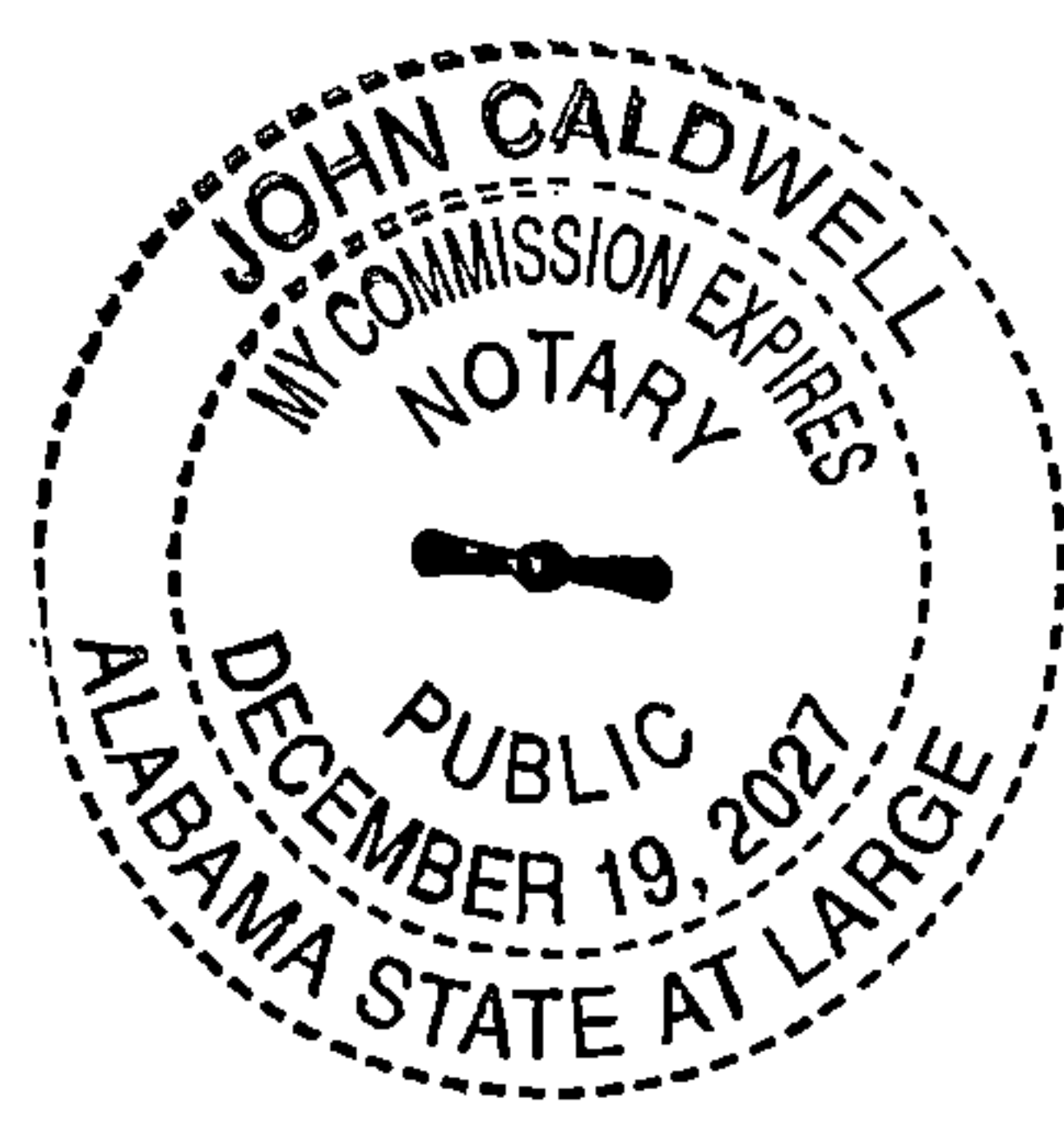
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Michael R. Hallman** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 16 day of December 2025

John Caldwell
NOTARY PUBLIC

JOHN CALDWELL
My commission expires: ~~My Commission Expires~~
12/19/2027



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 16 day of December 2025

Kim Hallman
Kim Hallman

STATE OF Alabama
COUNTY OF Shelby

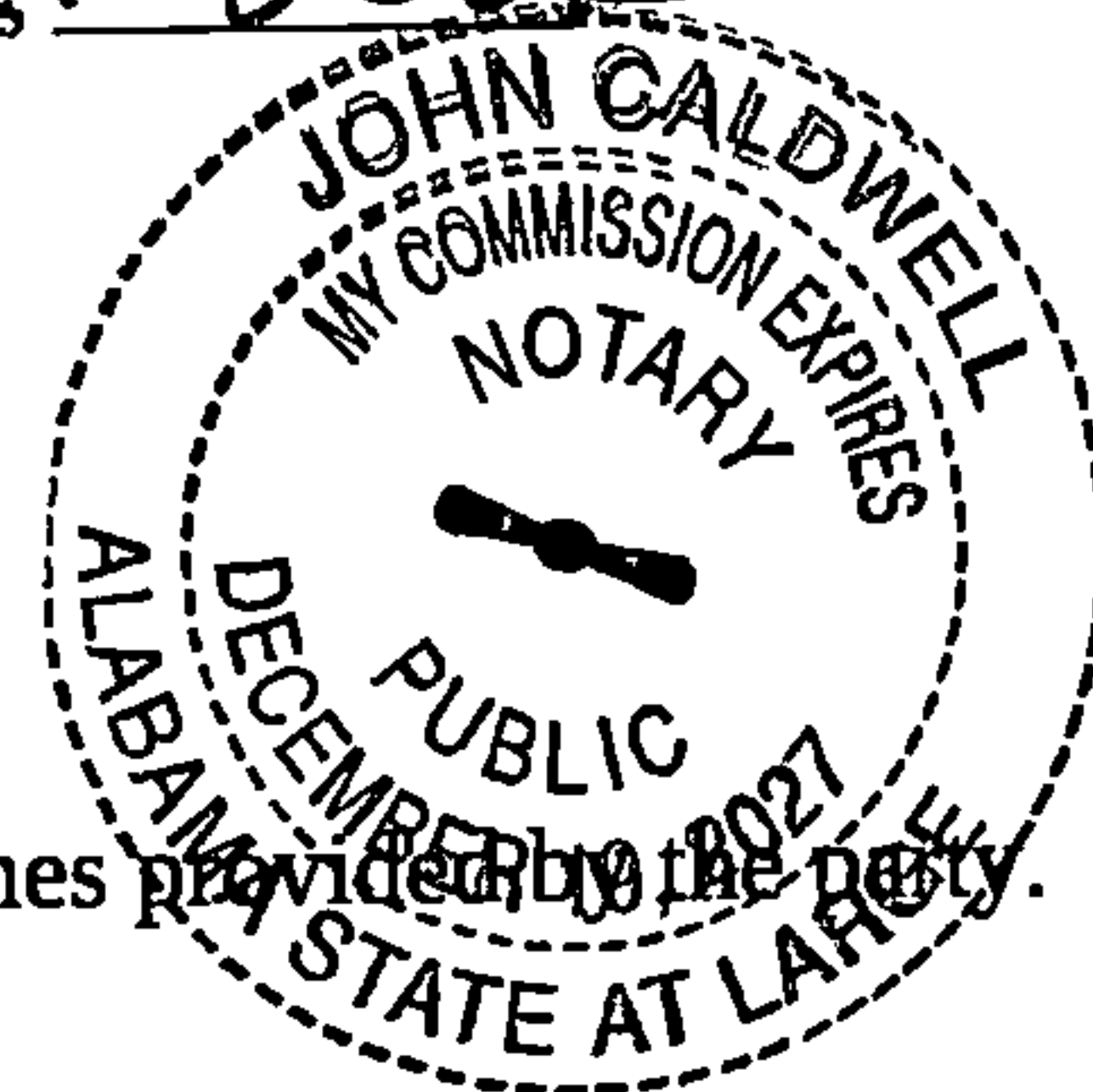
I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Kim Hallman** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 16 day of December 2025

John Caldwell
NOTARY PUBLIC

JOHN CALDWELL

My commission expires; ~~Commission Expires~~
12/19/2027



No title exam performed by the preparer. Legal description and party's names provided by the party.

Real Estate Sales Validation Form

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

Michael R. Hallman and Kim Hallman

Kim Hallman

Grantor's Name

Grantee's Name

Mailing Address

Mailing Address

4312 WHITLY LANE
BIRMINGHAM AL 35242

178 Narrows Creek Drive
Birmingham, AL 35242

Property Address

178 Narrows Creek Drive
Birmingham, AL 35242

Date of Sale

12/16/2025

Total Purchase Price

\$0.00

or

Actual Value

\$

or

Assessor's Market Value

\$ 330,400

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/23/2025 12:25:10 PM
\$361.50 JOANN
20251223000392600



The purchase price or actual value claimed on Allen S. Boyd 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 12/16/2025

Print Kim Hallman

Unattested

Sign Kim Hallman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one