

This instrument was prepared by:
Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:

Thomas F. Hall
1063 Country Club Circle
Hoover, AL 35244

WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **EIGHT HUNDRED THOUSAND AND 00/100 Dollars (\$800,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Donald Neil Jones, as Successor Trustee of the Gary D. Jones Revocable Management Trust dated December 12, 1994, which became irrevocable upon the death of Gary D. Jones on December 9, 2024, now known as the Gary D. Jones Irrevocable Trust dated December 9, 2024

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Thomas F. Hall and Janice C. Hall

(hereinafter referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3423, according to the survey of Riverchase Country Club, 34th Addition as recorded in Map Book 15, page 32, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$450,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2026 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

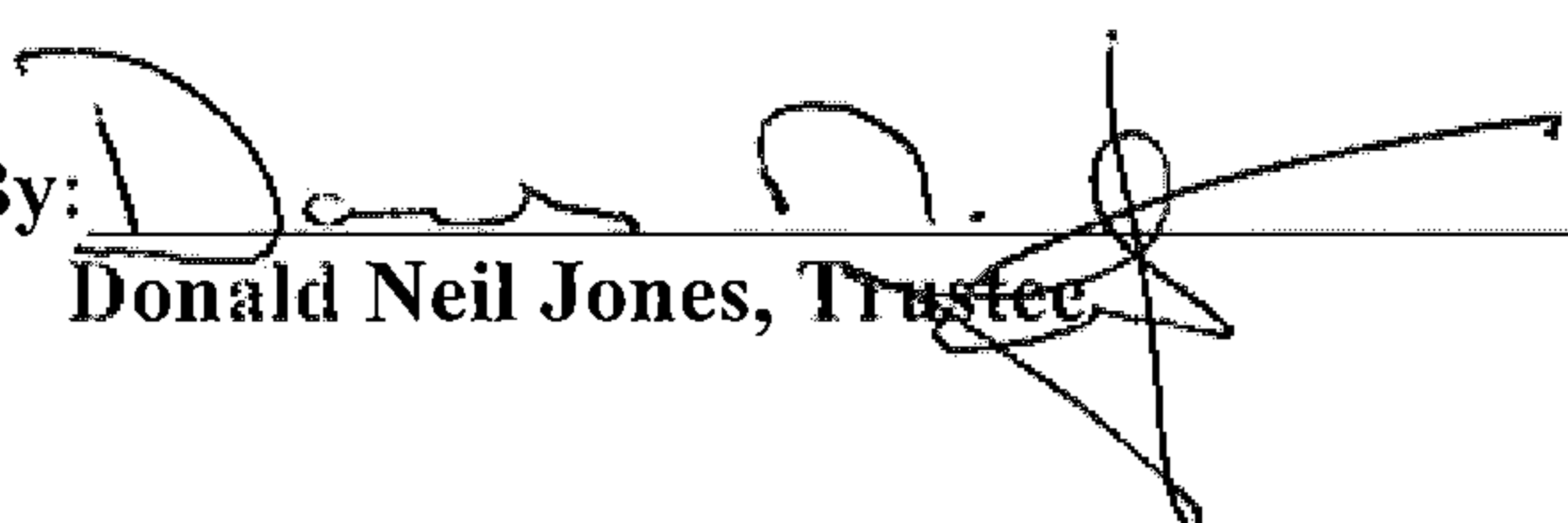
Title was vested in Gary D. Jones, as Trustee of the Gary D. Jones Revocable Management Trust dated December 12, 1994, by deed recorded 2/1/2018 in Inst. No. 20180201000034310. Upon his death on 12/9/2024 the trust became irrevocable, and Donald Neil Jones is the acting successor trustee conveying in that capacity.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 27th day of February, 2026.


Gary D. Jones Irrevocable Trust dated December 9, 2024

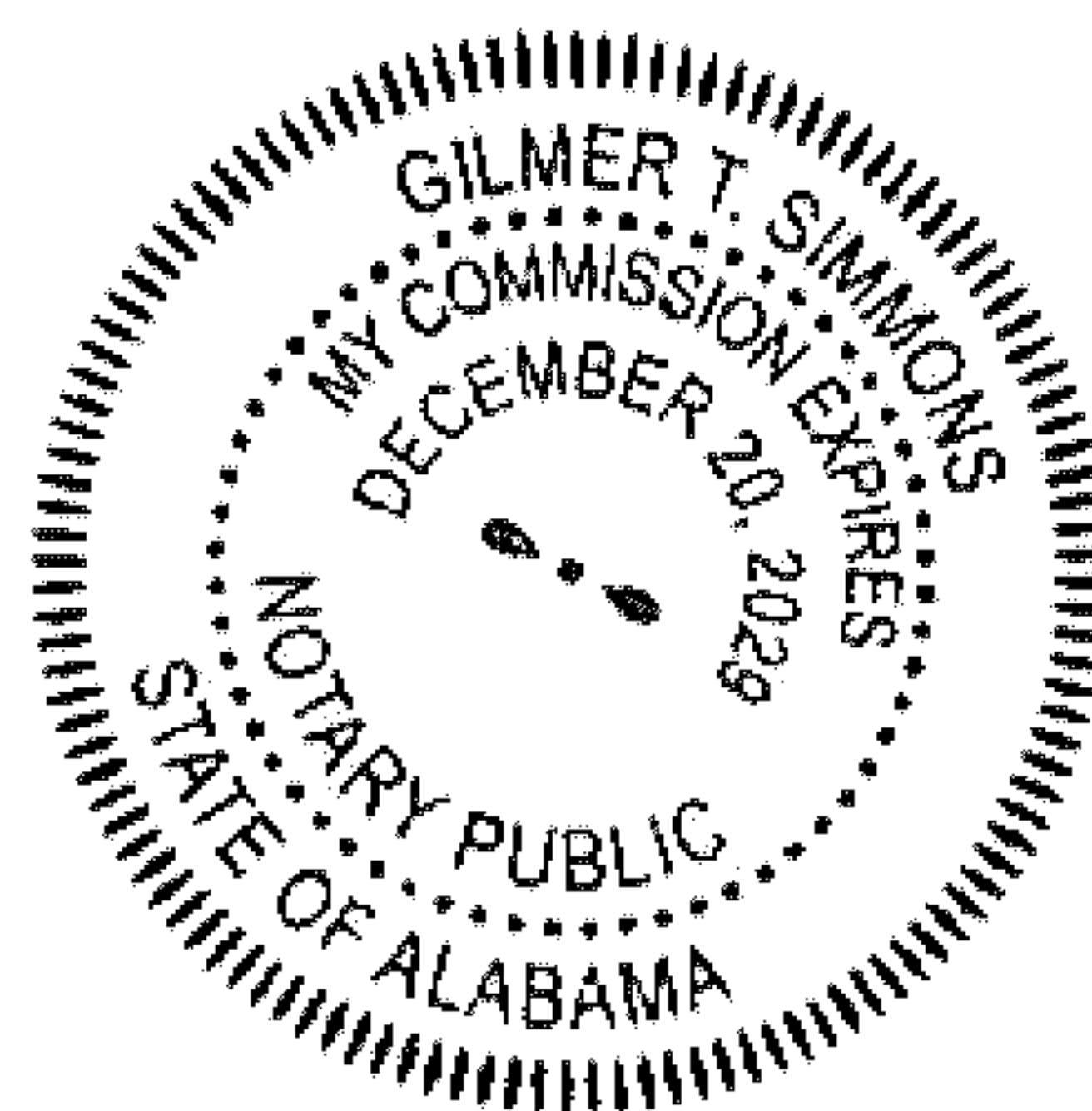
By:  (SEAL)
Donald Neil Jones, Trustee

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned Notary Public in and for said County and State, hereby certify that Donald Neil Jones, whose name as Trustee of Gary D. Jones Irrevocable Trust dated December 9, 2024 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 and with full authority as such Trustee, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2026.


Notary Public
My Commission Expires: 12/20/2029



Real Estate Sales Validation Form

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

Grantor's Name	Donald Neil Jones, Trustee of Gary D. Jones Irrevocable Trust dated December 9, 2024	Grantee's Name	Thomas F. Hall and Janice C. Hall
Mailing Address	1063 Country Club Circle Hoover, AL 35244	Mailing Address	1155 Riverchase Parkway West Birmingham, AL 35244
Property Address	1063 Country Club Circle Hoover, AL 35244	Date of Sale	02/27/2026
		Total Purchase Price	\$800,000.00
		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)

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> 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.

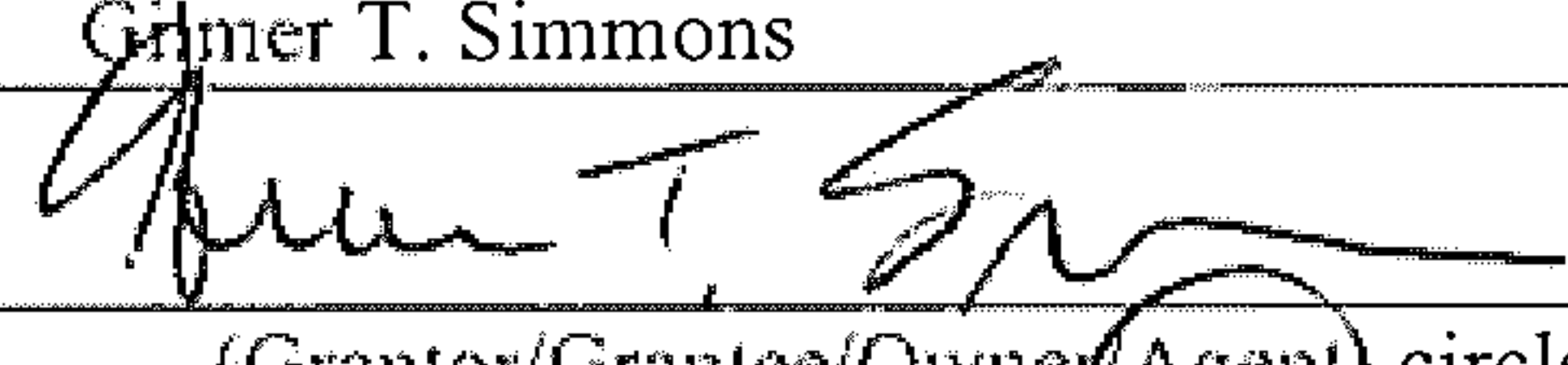
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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 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	02/27/2026	Print	Grimer T. Simmons
<input type="checkbox"/> Unattested	_____	Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2026 01:43:31 PM
\$378.00 BRITTANI
20260227000056780

Allie S. Boyd