

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name)

Linda Gail Hill Knight

(Address)

170 Commerce Street

Montevallo, Alabama 35115

MINIMUM VALUE: \$1,000.00

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY**

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of ONE DOLLAR, (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or  
JULIA MAE HILL, an unmarried woman; AUDREY DENISE HILL NELSON, a married woman; AND  
LINDA GAIL HILL KNIGHT, an unmarried woman  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
LINDA GAIL HILL KNIGHT and AUDREY DENISE HILL NELSON, as tenants in common  
(herein referred to as grantee, whether one or more), the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

A certain lot or parcel of land located in the town of Montevallo in the NW ¼ of Fractional  
Section 3, Township 24 Range 12 East and particularly described as follows, to-wit: Beginning  
at a point 64 feet southwardly of the intersection of the southerly line of Commerce Street if  
projected to the West line of Section 3 with the westerly line of Dauphin Street; thence  
southwardly perpendicular to Dauphin Street 64 feet and running back of uniform depth of 100  
feet. The said lot or parcel of land being 64 x 100 feet and fronting on Dauphin Street.

GRANTOR, JULIA MAE HILL, DOES HEREBY RESERVE FOR AND DURING THE TERM  
OF HER OWN LIFE, A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED REAL  
ESTATE.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT, HERETO ATTACHED  
AS EXHIBIT "A", AND FULLY INCORPORATED HERewith.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD  
OF THE MARRIED GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT  
CONTIGUOUS THERETO.

10/07/1999-41879  
02:02 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
15.50  
003 HNS

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his,  
her or 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 stated 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 grantee, his, her or their heirs and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6<sup>th</sup>  
day of October, 19 99

(Seal)

(Seal)

(Seal)

Julia Mae Hill (Seal)  
JULIA MAE HILL  
Audrey Denise Hill Nelson (Seal)  
AUDREY DENISE HILL NELSON  
Linda Gail Hill Knight (Seal)  
LINDA GAIL HILL KNIGHT

**STATE OF ALABAMA**

**SHELBY**

**County**

**General Acknowledgment**

I, the undersigned authority a Notary Public in and for said County,  
in said State, hereby certify that JULIA MAE HILL, AUDREY DENISE HILL NELSON, and LINDA GAIL HILL  
KNIGHT  
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this  
day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6<sup>th</sup> day of October, 19 99

5/17/2003

My Commission Expires:

Richard K. Stamp  
Notary Public

STATE OF ALABAMA )

COUNTY OF SHELBY )

HEIRSHIP AFFIDAVIT

COME NOW **Julia Mae Hill, Audrey Denise Hill Nelson, and Linda Gail Hill**

**Knight**, as "Affiants" herein, said Affiants, who being duly sworn, on oath did say and depose as follows:

1. That said Affiants are familiar with the family history of Taft Hill, deceased, who was a co-owner of the following described property:

A certain lot or parcel of land located in the town of Montevallo in the NW ¼ of Fractional Section 3, Township 24 Range 12 East and particularly described as follows, to-wit: Beginning at a point 64 feet southwardly of the intersection of the southerly line of Commerce Street if projected to the West line of Section 3 with the westerly line of Dauphin Street; thence southwardly perpendicular to Dauphin Street 64 feet and running back of uniform depth of 100 feet. The said lot or parcel of land being 64 or 100 feet and fronting on Dauphin Street.

2. All Affiants herein are over the age of nineteen (19) years, of sound mind, and have personal knowledge of all facts stated herein.

3. The decedent, Taft Hill, died on or about the 3<sup>rd</sup> day of November, 1991, while residing in Shelby County, Alabama.

4. Affiants further state that said decedent left surviving the following persons as heirs, or otherwise interested in his estate, as follows:

Julia Mae Hill, surviving spouse  
170 Commerce Street  
Montevallo, Alabama 35115

Audrey Denise Hill Nelson, surviving daughter  
17151 Littlefield  
Detroit, Michigan 48235

Linda Gail Hill Knight, surviving daughter  
170 Commerce Street  
Montevallo, Alabama 35115

5. Affiants further state that said decedent left no other children, naturally born, or adopted, who would be legally authorized to make claims against decedent's estate, particularly in relation to such real estate.
6. The decedent died intestate, and there has never been any probate of the estate of said decedent.
7. All debts and charges of the decedent's estate have been paid and fully satisfied.
8. There are no other persons or entities who have a lawful right, title or claim against the estate of decedent, particularly as relating to the above referenced real estate.

Julia Mae Hill  
Julia Mae Hill

Audrey Denise Hill Nelson  
Audrey Denise Hill Nelson

Linda Gail Hill Knight  
Linda Gail Hill Knight

STATE OF ALABAMA )

COUNTY OF SHELBY )

Sworn to and subscribed before me by **Julia Mae Hill, Audrey Denise Hill Nelson, and Linda Gail Hill Knight**, this 6<sup>th</sup> day of October, 1999.

L. Michael K. Stamps  
Notary Public  
My commission expires: 5/17/2003

Inst # 1999-41879

10/07/1999-41879  
02:02 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HNS 15.50