

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Brandi & Michael Hill
158 Timber Trail
Chelsea, AL 35043

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$200,000.00, 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 Rebecca Hill Wallace a married person and Michael Dewitt Hill a married person, as the Heirs at Law of DeWitt Hill, Jr. This does not constitute the homestead property of the Grantors or their spouses. DeWitt Hill, Jr. having died on or before November 3, 2013, was the surviving grantee of Deed recorded in Inst. 1995-15540 in the Probate Office of Shelby County, Alabama the other Grantee, Marie W. Hill having died on or about September 13, 2009, whose mailing address is 96 Timber Trl. Chelsea AL 35043 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brandi P. Hill and Michael David Hill, whose mailing address is 158 Timber Trail, Chelsea, AL 35043 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 158 Timber Trail, Chelsea, AL 35043; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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.

Note: \$156,650.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 10th day of March, 2017.

Rebecca Hill Wallace
Rebecca Hill Wallace

Michael Dewitt Hill
Michael Dewitt Hill

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Rebecca Hill Wallace and Michael Dewitt Hill, as The Heirs at Law of DeWitt Hill, Jr., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 10th day of March, 2017.

Philipp

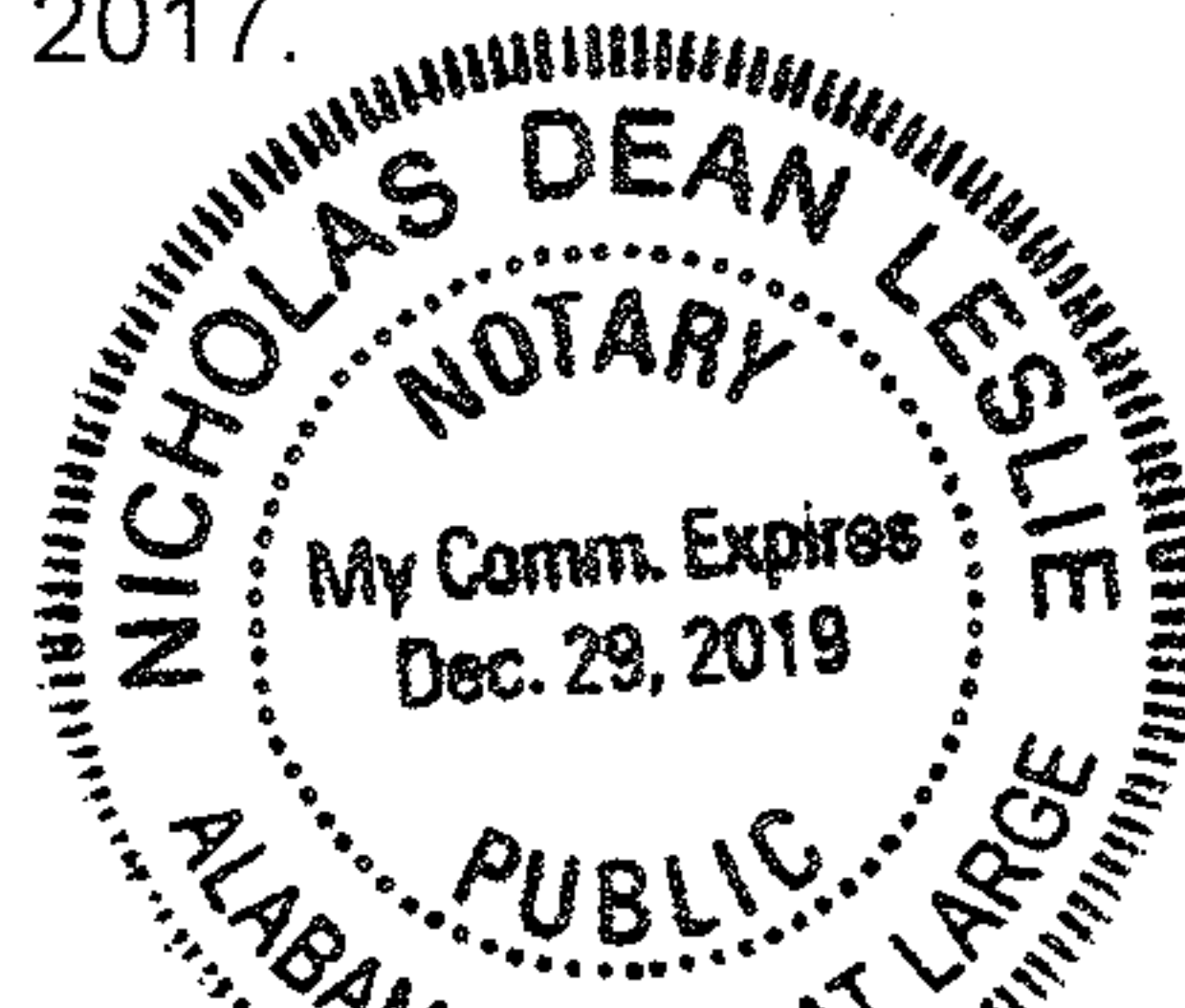


EXHIBIT "A"
Legal Description

Lot 61, Countryside at Chelsea, Third Sector, according to the Map recorded in Map Book 12, Page 84, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/14/2017 11:54:06 AM
\$61.50 CHERRY
20170314000086080

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the typed name of the County Clerk.