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04/28/2020 03:28:11 PM
DEEDS 1/3

Send tax notice to:
Donald G. Hilyer and Kimberly A. Hilyer
240 Hicks Street
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
TITLE NOT EXAMINED

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten and 00/100 Dollars (\$10.00)**, in hand paid to the undersigned, **Lori Jones Blair, a married woman**, whose mailing address is: 2823 Hwy 16, Calera, AL 35040 (hereinafter referred to as "Grantor"), by **Donald G. Hilyer and Kimberly A. Hilyer**, whose mailing address is: 240 Hicks Street, Montevallo, AL 35115 (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, Fancher's Subdivision, being a portion of the SW 1/4 of the NE 1/4 of Section 3, Township 24, Range 12 East, according to the map of said Subdivision as recorded in Map Book 4, Page 31, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

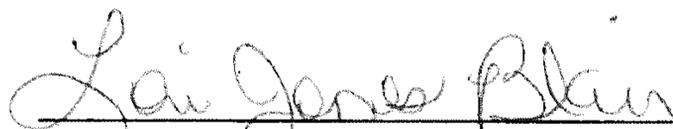
THE SUBJECT PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE HOMESTEAD OF THE GRANTOR'S SPOUSE.

TITLE NOT EXAMINED. This instrument is prepared without the benefit of a title search or survey, and without title insurance. This instrument is prepared with information supplied by the grantor(s)/grantee(s) herein and relied upon by the preparer. Preparer makes no representation as to the accuracy of the legal description herein.

TO HAVE AND TO HOLD to Grantees, as joint tenants with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators, shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

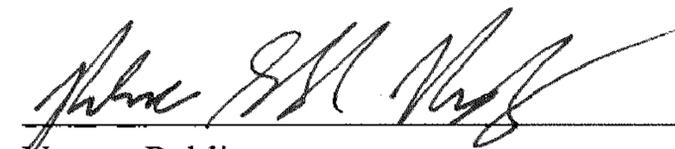
IN WITNESS WHEREOF, Grantor, Lori Jones Blair, has hereunto set her signature and seal on this the 24 day of April, 2020.


Lori Jones Blair

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lori Jones Blair**, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of April, 2020.


Notary Public

Print Name: Patrick Skyler Murphy
Commission Expires: 6-19-22

(NOTARIAL SEAL)



