

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Michael Justin Hill
75 Redbird Dr
Sterrett AL 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration ONE DOLLAR AND NO CENTS (\$1.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Jonathan Adam Wills, a married* man (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Micheal Justin Hill and Ambre Morrison* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2020.
 - 2. Easements, restrictions, rights of way, and permits of record.
- No part of the homestead of the Grantors spouse, if any.

TO HAVE AND TO HOLD Unto the said 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

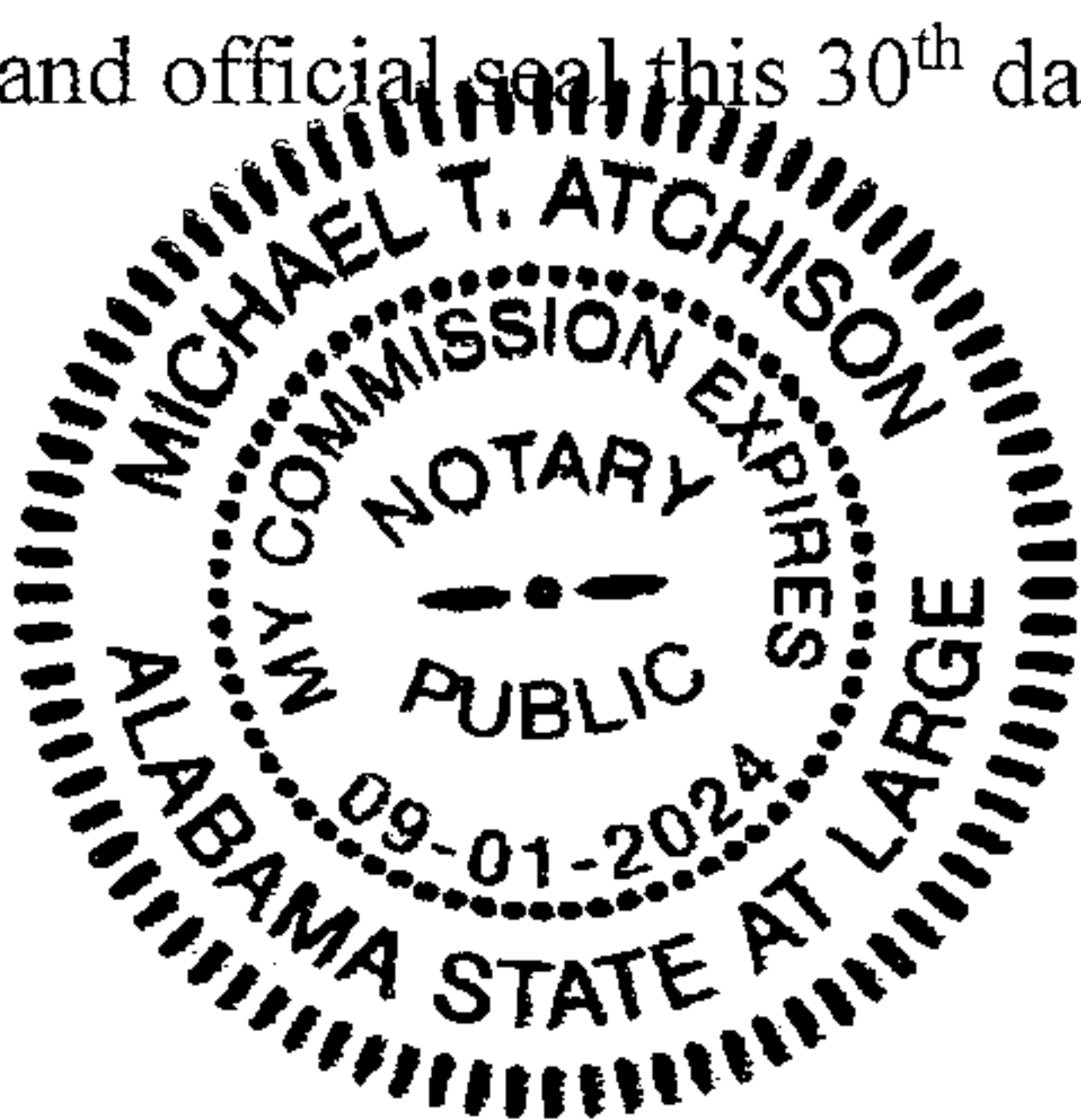
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of September, 2020.


Jonathan Adam Wills

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Jonathan Adam Wills*, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2020.



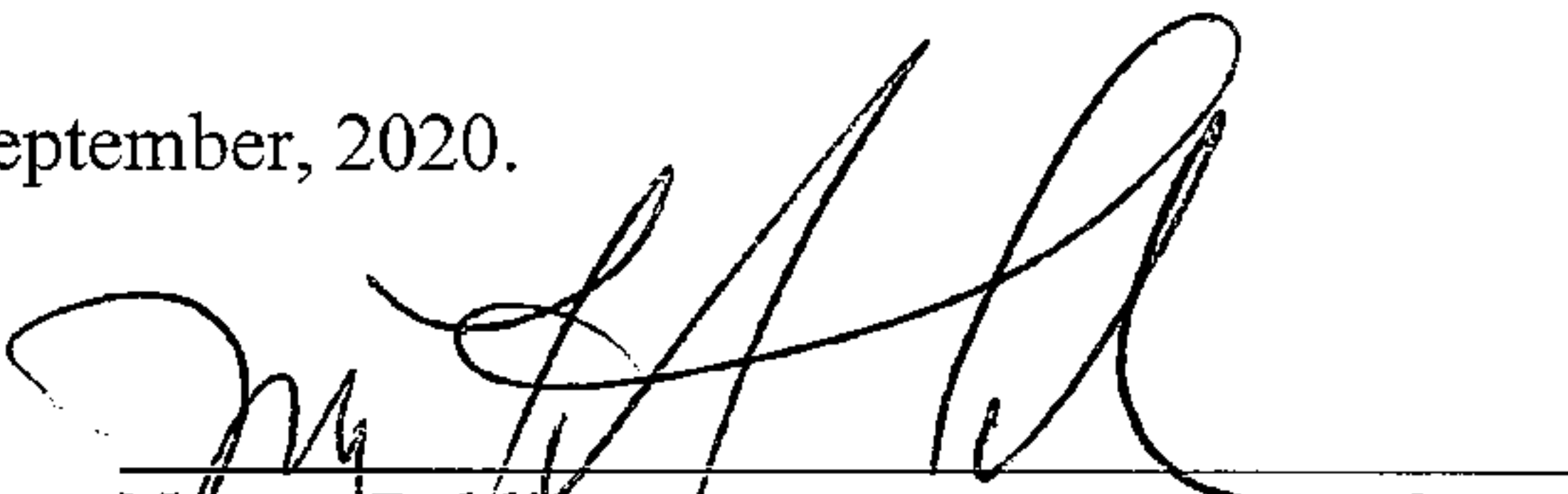

Notary Public
My Commission Expires: 9/1/2024

EXHIBIT A – LEGAL DESCRIPTION

Commence at the southwest corner of the southeast quarter of the northwest quarter of Section 19, Township 18, south, Range 2 east, Shelby County, Alabama and run thence northerly along the west line of said quarter-quarter section North 00 deg. 00 min. 00 sec. East, a distance of 97.16 feet to an iron pin; thence North 83 deg. 54 min. 00 sec. East, a distance of 448.79 feet to an iron pin at or near Redbird Road; thence crossing Redbird Road North 49 deg. 07 min. 00 sec. East a distance of 171.22 feet to an iron bar at or near Redbird Road and the true point of beginning of the property herein described; thence North 05 deg. 20 min. 32 sec. West a distance of 250.04 feet to an iron pin; thence South 15 deg. 54 min. 05 sec. East a distance of 70.19 feet to a point; thence South 85 deg. 23 min. 47 sec. East a distance of 201.25 feet to a point; thence South 08 deg. 42 min. 38 sec. East a distance of 242.81 feet ½" rebar in Redbird Road; thence North 80 deg. 58 min. 15 sec. West a distance of 139.06 feet 5/8" rebar; thence North 61 deg. 08 min. 46 sec. West a distance of 109.59 feet to an iron bar found at or near Redbird Road; which is the point of beginning, having an area of 1.1 acres more or less.

Real Estate Sales Validation Form

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

Grantor's Name Jonathan Adam Wills Grantee's Name Michael Justin Hill
 Mailing Address 374 Gallups Ln Mailing Address 75 Redbird Dr
Wilsmville AL 35186 Stewart AL 35147

Property Address 101 Redbird Dr Date of Sale 9-30-2020
 Total Purchase Price \$ _____
 or
 Actual Value \$ 5,000.00
 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)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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.

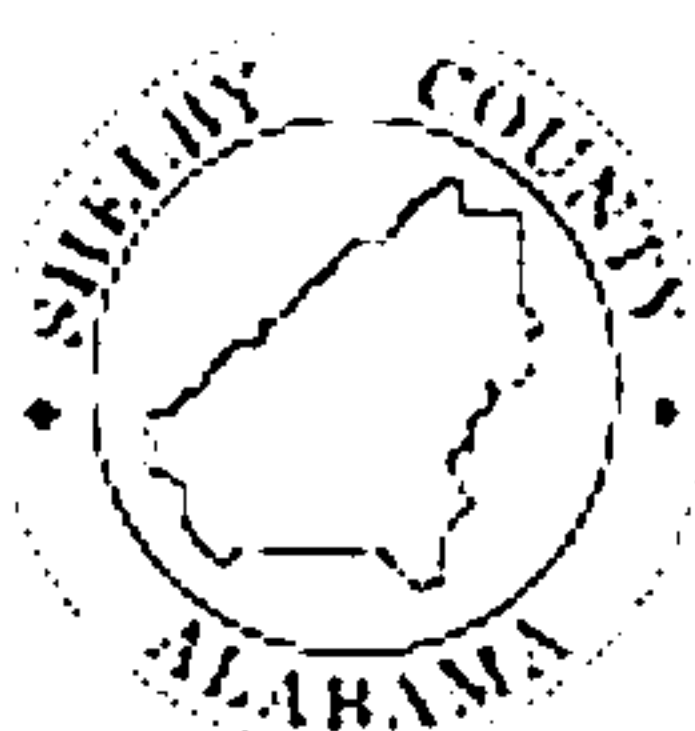
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 9-30-20 Print Jonathan Adam Wills
 _____ Unattested _____ Sign Jonathan Adam Wills
 (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
 10/01/2020 02:47:04 PM
 \$33.00 CHERRY
 20201001000445100

Allen S. Bayl