

This Instrument was Prepared by:

Send Tax Notice To: Micheal Justin Hill

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-20-26275

75 Redbird Dr
Sterrett AL 35147

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Seventy Thousand Dollars and No Cents (\$70,000.00)**, 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, **Jonathan Adam Wills, a married man, J. Willard Johnson and wife, Robbie Johnson**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Micheal Justin Hill and Ambre Morrison** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **75 Redbird Drive, Sterrett, AL 35147**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

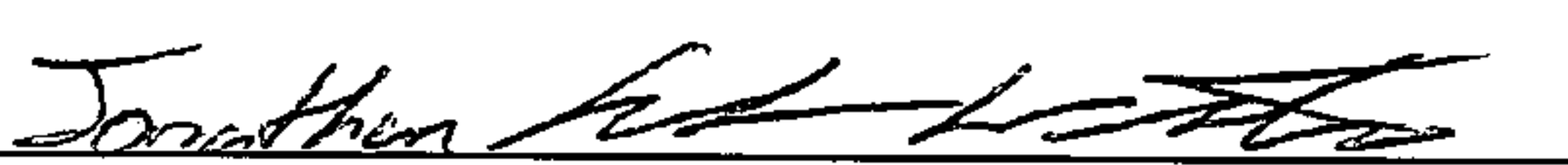
Property may be subject to taxes for 2020 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$68,732.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

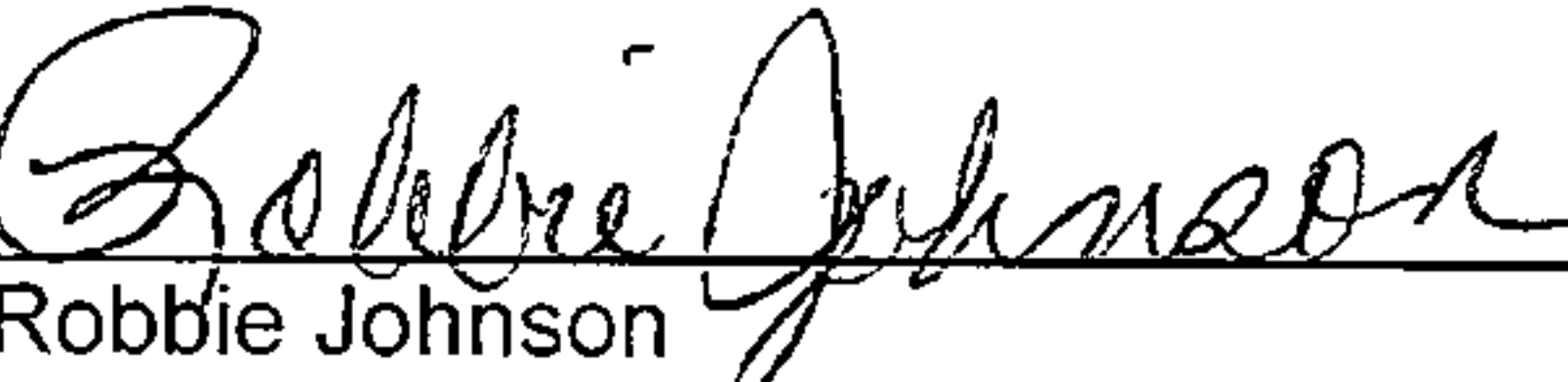
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of September, 2020.


Jonathan Adam Wills

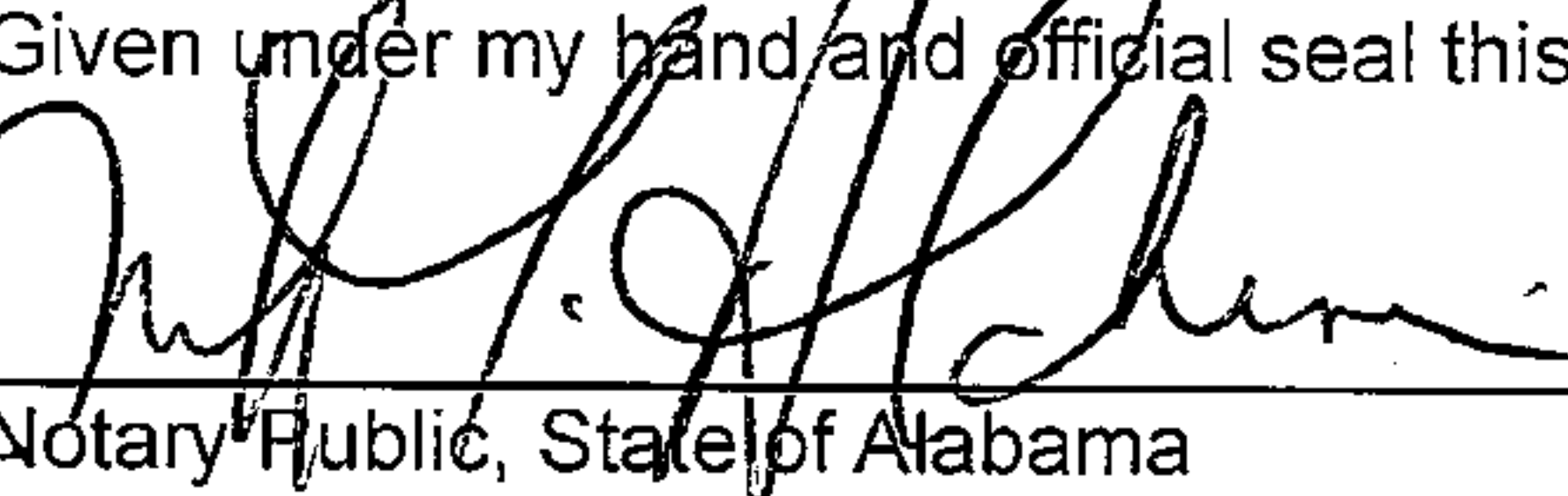

J. Willard Johnson


Robbie Johnson

State of Alabama
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jonathan Adam Wills, J. Willard Johnson, and Robbie Johnson, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

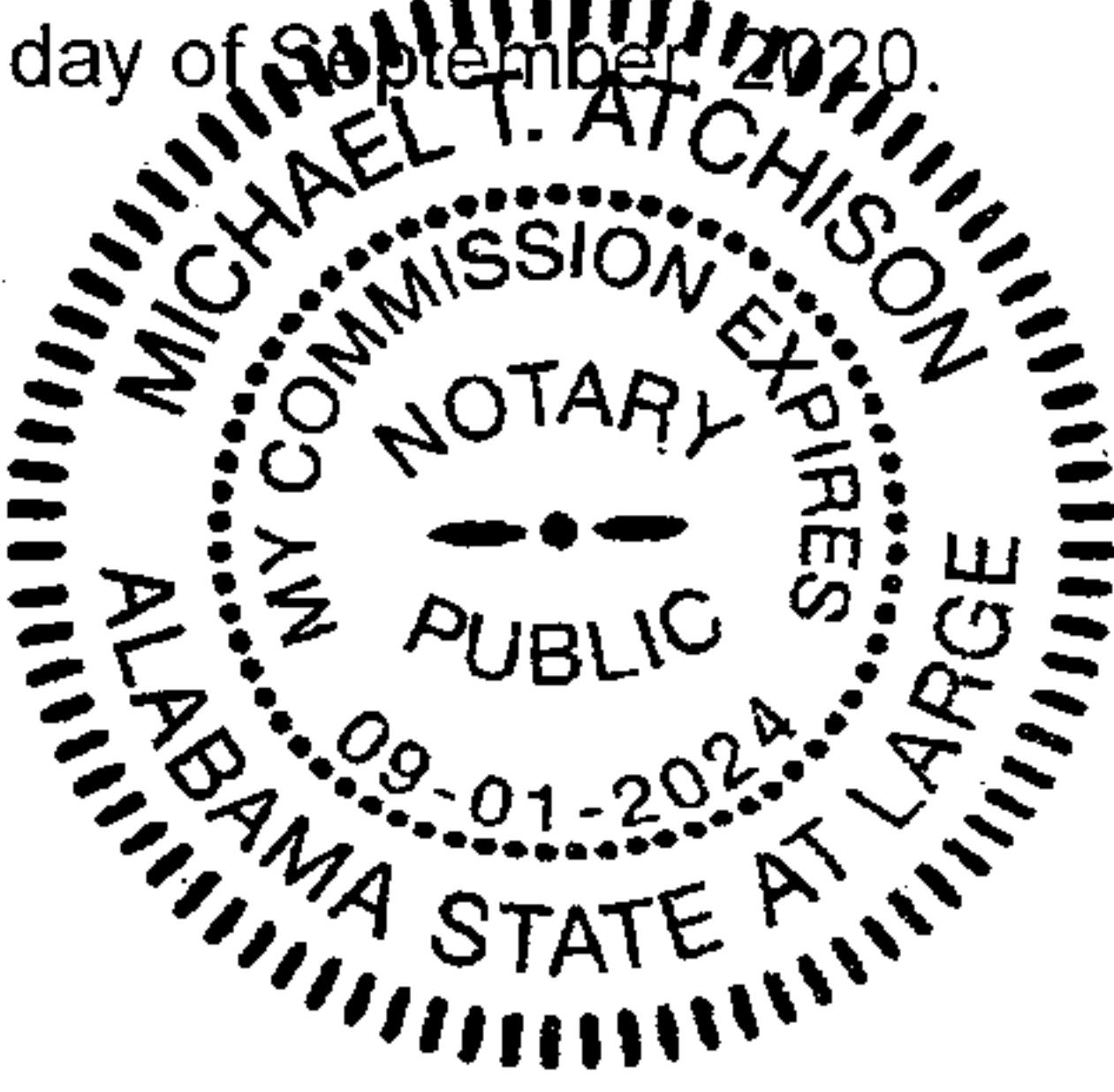


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL II:

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 $\frac{1}{4}$ - $\frac{1}{4}$ Section N 00°00'00" E a distance of 97.16 feet to an iron pin; Thence N 83°54'00" E a distance of 448.79 feet to an iron pin at or near Redbird Road; Thence crossing Redbird Road N 49°07'00" E a distance of 171.22 feet to an iron bar at or near Redbird Road; Thence N 05° 20'32" W a distance of 250.04 feet to an iron pin; Thence S 15°54'05" E a distance of 70.19 feet to the true point of beginning of the property herein described: Thence N 00°24'05" W a distance of 74.35 feet to an iron pin; Thence N 27°21'58" W a distance of 89.29 feet to an iron pin; Thence N 64°10'55" E a distance of 166.51 feet to an iron pin; Thence N 01°44'08" W a distance of 161.91 feet to a point, Thence S 73°05'02" E a distance of 39.97 feet to a fence corner; Thence S 08°20'25" E a distance of 183.75 feet to a 5/8 inch rebar found at a fence; Thence S 08° 42'38" E a distance of 218.17 feet to a point; Thence N 85°23'47" W a distance of 201.25 feet to a point; which is the point of beginning. According to the survey by Thomas A. Dobson, AL LS NO. 12705 on June 5, 2002.

Easement:

Commence at the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama; Thence run North along and with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 97.16 feet to a point; Thence turn right 83°4' and run Northeasterly 448.79 feet to a point; Thence turn a right interior angle 145° 13' and run Northeasterly 171.22 feet to the Southwest parcel corner and the point of beginning of said easement; Thence turn a right interior angle of 125°32'28" and run Northwesterly along the Westerly parcel boundary 32.19 feet to a point; Thence turn a left interior angle of 38°21'26" and run Southeasterly 26.22 feet to a point; Thence turn a left interior angle of 197°13'23" and run Southeasterly 132.56 feet to a point; Thence turn a left interior angle of 197°26'02" and run Southeasterly 56.33 feet to a point; Thence turn a left interior angle of 195°14' and run Westerly 45.0 feet to a point on the Easterly parcel boundary; Thence turn a left interior angle of 95°07'35" and run Southeasterly 15.0 feet along said boundary to the Southeast parcel corner situated in Redbird Drive; Thence turn a left interior angle of 72°15'37" and run Westerly along the Southerly parcel boundary 139.06 feet to a parcel corner; Thence turn a left interior angle of 160°10'31" and run Northwesterly along the Southerly parcel boundary 109.59 feet to the point of beginning, making closing left interior angle of 124°11'46".

Easement of Private Road:

Commence at the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama; Thence run North along and with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to a point; Thence turn right 0°03'29" and run 418.35 feet to point; Thence turn a left interior angle of 89°03'29" and run Easterly 552.08 feet to the point of beginning; Thence turn a left interior angle of 96°20'32" and run Southeasterly along the Westerly parcel boundary 179.45 feet to a point; Thence turn a right interior angle of 12°44'50' and run Northerly along the Easterly edge of said road 69.10 feet to a point; Thence turn a right interior angle of 169°13'06" and continue Northerly along the Easterly edge of said Road 117.20 feet to a point; Thence turn a right interior angle of 2°58'30" and run Southerly 74.35 feet to a point; Thence turn a right interior angle of 344° 30' and run Northwesterly 70.19 feet to the point of beginning, making a closing interior angle of 10°33'33". According to the August 21, 2002 Survey of Darrell E. Reeser, AL RLS#12158.

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 J. Willard Johnson Robbie Johnson	Grantee's Name	Micheal Justin Hill
Mailing Address	324 Galinas Ln Wilsonville AL 35186	Mailing Address	75 Redbird Dr Sterrett AL 35147
Property Address	75 Redbird Drive Sterrett, AL 35147	Date of Sale	September 30, 2020
		Total Purchase Price	\$70,000.00
		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)

☐ 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 of 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	September 29, 2020	Print	Jonathan Adam Wills
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
10/01/2020 02:47:05 PM
\$30.50 CHERRY
20201001000445110

Allen S. Bayl