

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Justin Trent Hill and Stacey Leigh Hill
1224 2nd Avenue SW
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Fifteen Thousand And No/100 Dollars (\$215,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Estate of Sarah A. Falkner (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Justin Trent Hill and Stacey Leigh Hill (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 5, according to the Map and Survey of Sector Two, Alabaster Highlands Subdivision, as recorded in Map Book 5, Page 13, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Annette Bullard, the Executor/Personal Representative of the Estate of Sarah Ann Falkner, is one and the same person as Cecilia Annette Henderson and Cecilila Annette Falkner Bullard.

Subject to a third party mortgage in the amount of \$178,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 16th day of November, 2021.

Estate of Sarah A. Falkner

BY:

Annette Bullard

Executor/Personal Representative

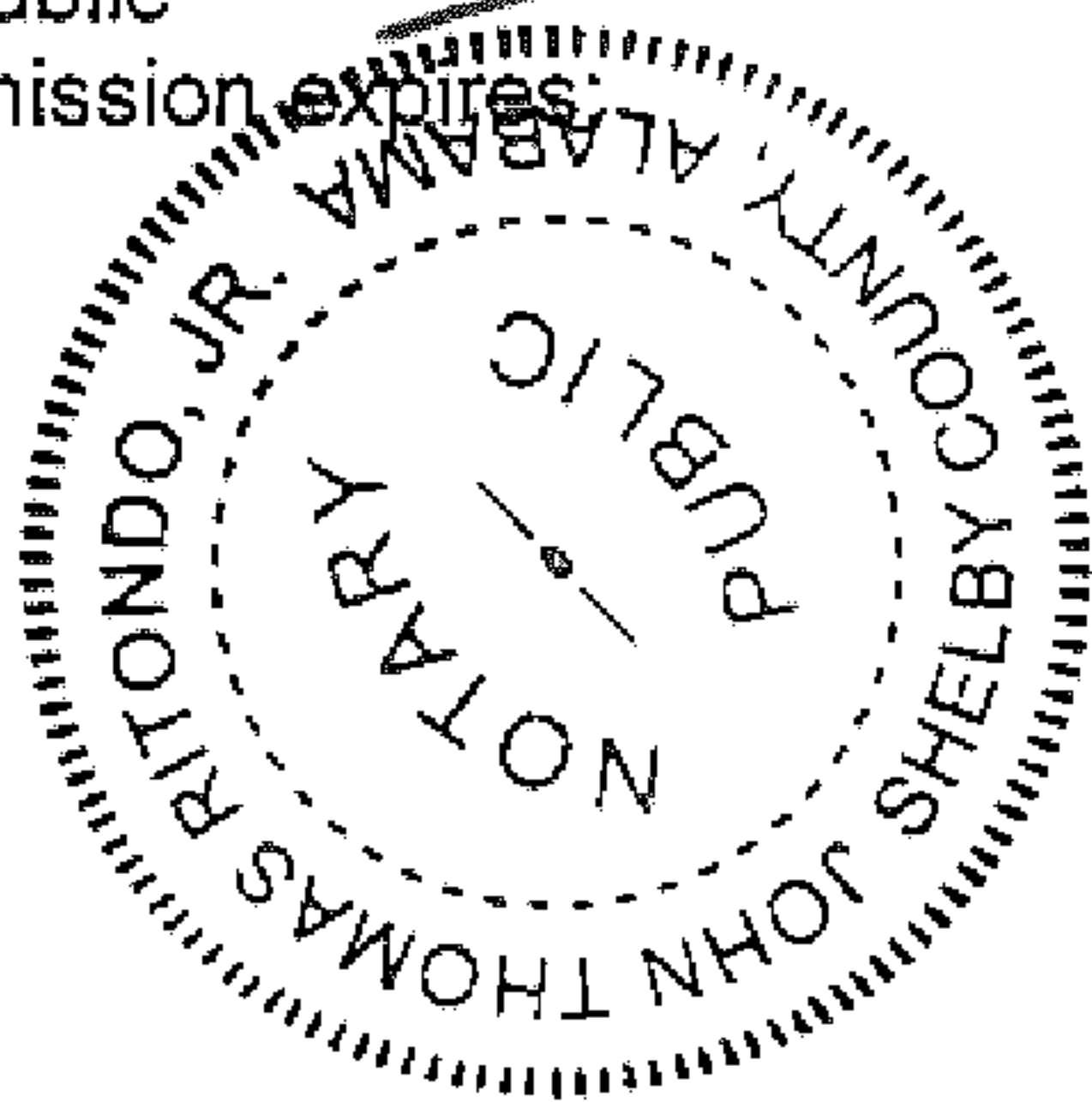
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Annette Bullard whose name as Executor/Personal Representative for The Estate of Sarah A. Falkner is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily and in his/her capacity as Executor/Personal Representative on the day the same bears date.

Given under my hand and official seal on 16th day of November, 2021.

[Signature]
Notary Public

My commission expires:



John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Sarah A. Falkner	Grantee's Name	Justin Trent Hill and Stacey Leigh Hill
Mailing Address	<u>1469 Arrowhead Tr.</u> <u>Alabaster, AL 35007</u>	Mailing Address	1224 2nd Avenue SW Alabaster, AL 35007
Property Address	1224 2nd Avenue SW Alabaster, AL 35007	Date of Sale	November 16, 2021
		Total Purchase Price	\$215,000.00
		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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other: _____

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 - Estate of Sarah A. Falkner, , .

Grantee's name and mailing address - Justin Trent Hill and Stacey Leigh Hill, 1224 2nd Avenue SW, Alabaster, AL 35007.

Property address - 1224 2nd Avenue SW, Alabaster, AL 35007

Date of Sale - November 16, 2021.

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.

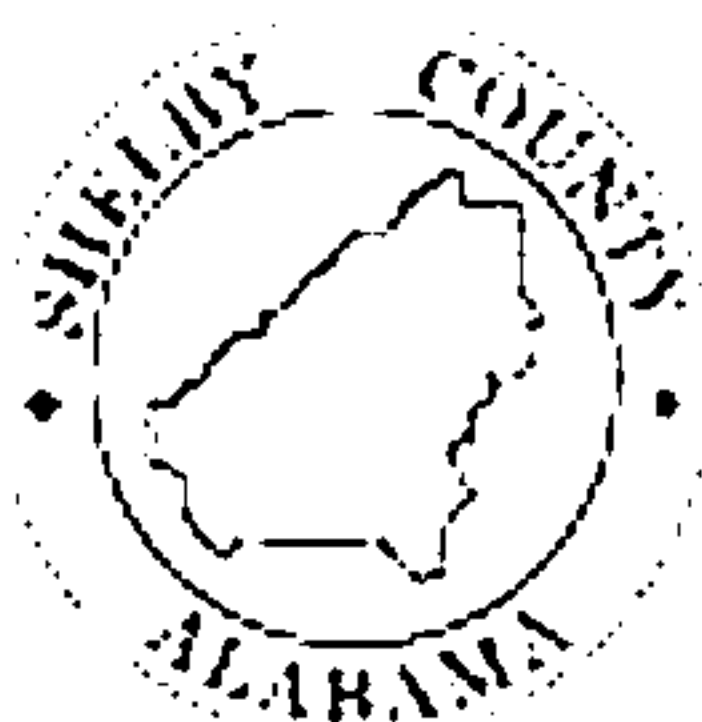
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: November 16, 2021

Sign [Signature]
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2021 11:07:13 AM
\$66.50 JOANN
20211117000553230

Allen S. Bayl