

22-0472

REAL ESTATE VALUATION FORM

The following information is provided pursuant to Alabama Code Section 40-22-1 and is verified by the signature of Grantor below:

Grantor Name: Catherine E. Hill and Ronald J. Hill  
Grantee Name: Zachariah A. Carter and Courtney D. Higgins

Mailing Address: PO BOX 714  
CALERA, AL 35040  
Mailing Address: 9760 Highway 31  
Calera, AL 35040

Property Address: 9760 Highway 31  
Calera, AL 35040  
Date of Sale: April 22, 2022  
Purchase Price: \$242,000.00  
Loan Amount: \$181,500.00  
Equity: \$ 60,500.00

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned Grantor(s), **Catherine E. Hill and Ronald J. Hill, a married couple**, for good and valuable consideration as referenced hereinabove, in hand paid by the Grantee(s) named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Zachariah A. Carter and Courtney D. Higgins** (herein referred to as "Grantee") the following described real estate, situated in SHELBY County, Alabama, to-wit:

**Commence at the Southeast corner of the NW ¼ of the NW ¼ of Section 11, Township 24, Range 13 East and run thence North along the East boundary of said Quarter-Quarter section 418 feet for POINT OF BEGINNING of the land herein described and conveyed; thence Continue North along said East Boundary of said Quarter-Quarter Section 209 feet to a point; thence West and parallel with the South line of said Quarter-Quarter section 209 feet; thence South and parallel with the East boundary of said Quarter-Quarte section 209 feet; thence East 209 feet to the Point of Beginning. Being situated in the NW ¼ of the NW ¼ of Section 11, Township 24, Range 13 East, Shelby County, Alabama.**

Subject to taxes for the current and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, building setback lines and mineral and mining rights, if any.

TO HAVE AND TO HOLD, together with all and singular, the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining unto the grantee, its successors and assigns forever, subject to the Exceptions, 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 said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its

successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, has hereto set its signatures and seals on the date referenced hereinabove.

By: Catherine E Hill  
Catherine E. Hill  
Grantor

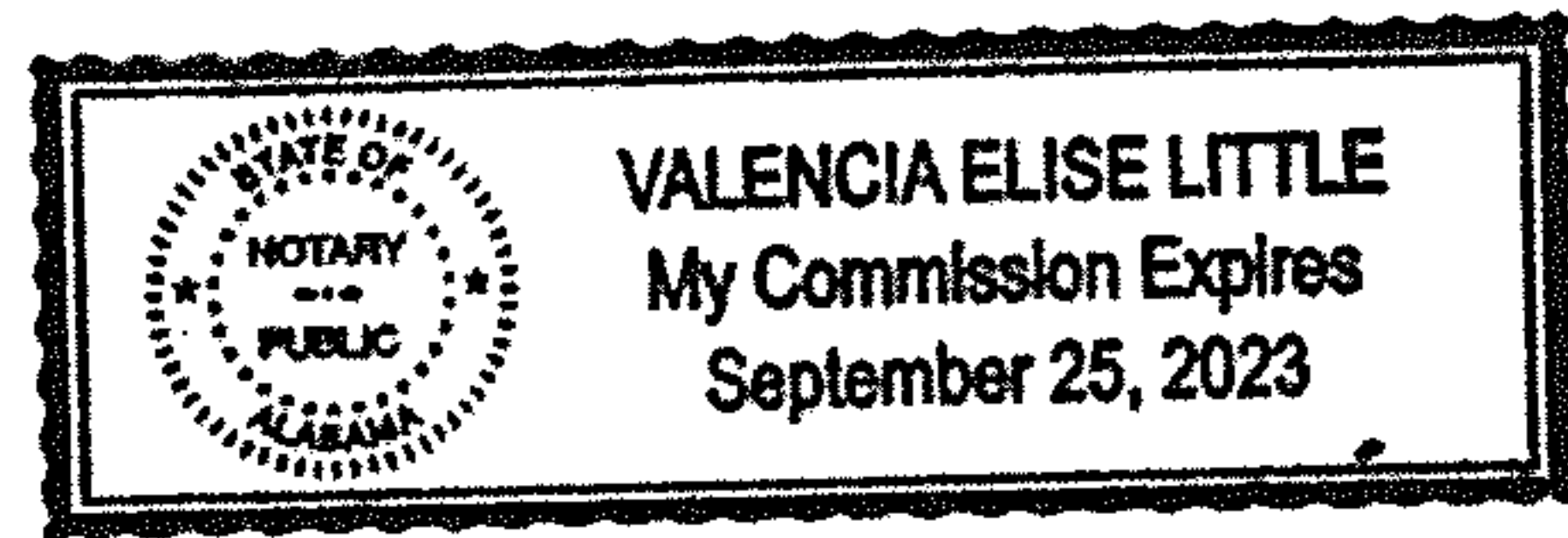
Ronald J Hill  
Ronald J. Hill  
Grantor

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Catherine E. Hill and Ronald J. Hill**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of April, 2022.

Valencia E. Little  
NOTARY PUBLIC  
Commission Expires: 9/25/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/25/2022 01:02:58 PM  
\$85.50 CHERRY  
20220425000168640

Allie S. Boyd

**INSTRUMENT PREPARED BY:**  
Kevin Hays, Attorney at Law  
112 North Hoyle Avenue  
Bay Minette, AL 36507