

20220810000312080  
08/10/2022 09:15:07 AM  
DEEDS 1/3

Send Tax Notice to:

Quintarius J. Almon and Colyn A.

Hill

1170 Mountainwood Ln. SE  
Birmingham, AL 35244

This Instrument Prepared By:

Robert McNearney  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-22-2576

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **John R. Hill and Robin A. Hill, a married couple** (herein referred to as "Grantor," whether one or more), whose mailing address is

17785 Lewis Smith Drive, Foley, AL 36535

by **Quintarius J. Almon and Colyn A. Hill** (herein referred to as "Grantee," whether one or more), whose mailing address is

1170 Mountainwood Lane Southeast, Birmingham, AL 35244

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 property, which has a mailing address of **1170 Mountainwood Lane Southeast, Birmingham, AL 35244**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$350,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITHE.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 8 day of August,  
2022.

John R. Hill  
John R. Hill  
Robin A. Hill  
Robin A. Hill

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John R. Hill and Robin A. Hill**, 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 8 day of August, 2022.

Notary Public

Printed Name

My Commission Expires:



## EXHIBIT A

**Property 1:**

Part of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 20 South, Range 3 West, of Huntsville Principal Meridian Shelby County, Alabama, being more particularly described as follows: begin at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 7; thence in a Westerly direction along the South boundary of said quarter-quarter section 75.97 feet; thence turning an angle of 48 degrees 25 minutes 48 seconds to the right in a Northwesterly direction 602.28 feet; thence an angle of 88 degrees and 46 minutes to the right in a Northeasterly direction 15.00 feet for the point of beginning of a tract of land herein described; thence continuing in a straight line Northeasterly direction 210.00 feet; thence turning an angle of 91 degrees 14 minutes to the right in Southeasterly direction 207.47 feet; thence turning an angle of 88 degrees and 46 minutes to the right in a Southeasterly direction 210.00 feet; thence turn right an angle of 91 degrees 14 minutes and run Northwesterly 207.47 feet to the point of beginning. Being situated in Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/10/2022 09:15:07 AM**  
**\$29.00 BRITTANI**  
**20220810000312080**

General Warranty Deed - JTROS (AL)