

20220902000344040
09/02/2022 10:31:28 AM
DEEDS 1/3

Send Tax Notice to:

Anthony F. Hill and Devon Rene Hill

1313 Yellowleaf Circle
Maylene, AL
35114

This Instrument Prepared By:

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

File: BHM-22-3231

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTY SIX THOUSAND AND 00/100 (\$256,000.00)** 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

Miscal Lance Kimbell, a married person (herein referred to as "Grantor," whether one or more), whose mailing address is

1610 Arthur Avenue, Panama City, FL 32405

by **Anthony F. Hill and Devon Rene Hill (herein referred to as "Grantee," whether one or more),** whose mailing address is

1313 Yellowleaf Circle, Maylene, AL 35114

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 **1313 Yellowleaf Circle, Maylene, AL 35114**, 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.

***This property is not the homestead of the grantor, nor that of their spouse. ***

\$251,363.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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 1 day of September 2022


Miscal Lance Kimbell

State of ~~Alabama~~ Florida
County of ~~Jefferson~~ Bay

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Miscal Lance Kimbell, 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 1 day of September 2022


Notary Public
Kelsey L. Little
Printed Name
My Commission Expires:



EXHIBIT A

Property 1:

Lot 50 according to the survey of Eagle Wood Estates, First Sector, as recorded in Map Book 7, Page 45, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2022 10:31:28 AM
\$33.00 PAYGE
20220902000344040

Allen S. Bayl