

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Michael Hill and Mary Margaret Hill
1805 Indian Hills Rd.
Pelham, AL 35124

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Seventy-Four Thousand Nine Hundred And No/100 Dollars (\$274,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Geraldine F. Hodgins, an unmarried person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michael Hill and Mary Margaret Hill and Robert 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 3, Block 3, according to the map of First Addition to Indian Hills Second Sector, as recorded in Map Book 5, Page 7, in the Office of the Judge of Probate 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.

John V. Hodgins died on or about June 19, 2004.

Subject to a third party mortgage in the amount of \$219,920.00 executed and recorded simultaneously herewith.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED 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 18 day of November, 20 22.

Geraldine F. Hodgins, By Allison L. Hodgins, Her Attorney in Fact
Geraldine F. Hodgins, By Allison L. Hodgins, Her Attorney in Fact

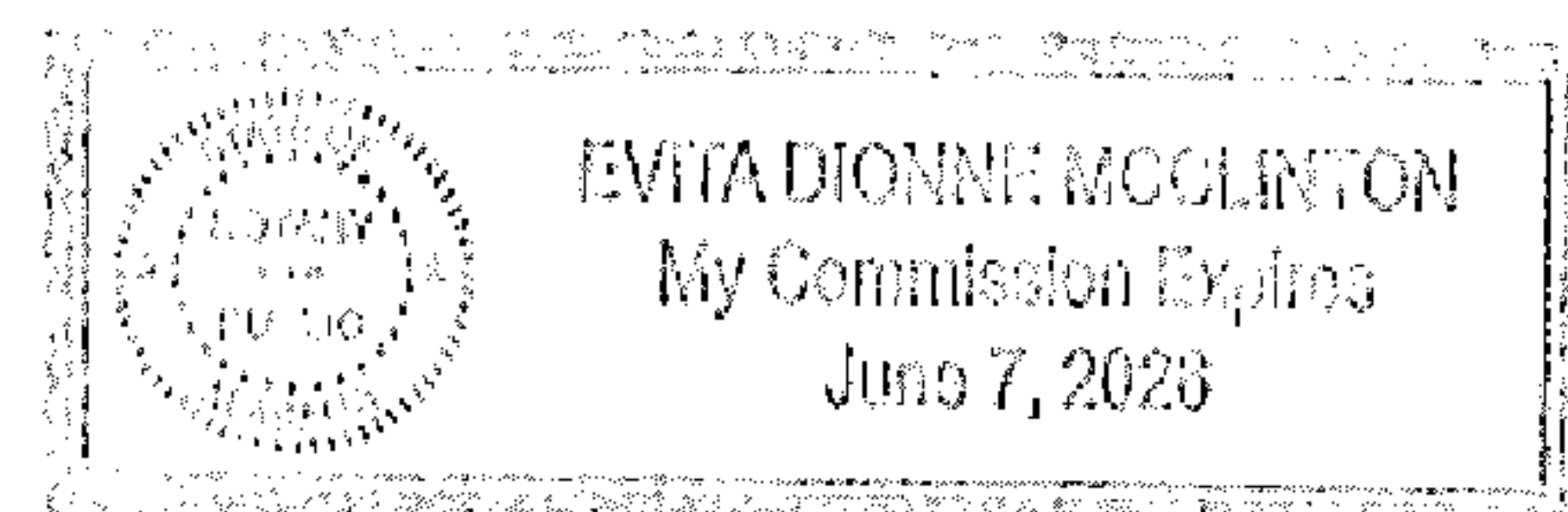
STATE OF ALABAMA
COUNTY OF SOUTHERN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allison L. Hodgins whose name as Attorney in Fact for Geraldine F. Hodgins 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 Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 18 day of Nov, 20 22.

[Signature]
Notary Public

My commission expires: 6-7-26



Real Estate Sales Validation Form

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

Grantor's Name Geraldine F. Hodgins

Mailing Address 1000 Crescent Falls
Huntsville, AL 35806Property Address 1805 Indian Hills Rd.
Pelham, AL 35124Grantee's Name Michael Hill and Mary Margaret Hill
and Robert HillMailing Address 1805 Indian Hills Rd.
Pelham, AL 35124

Date of Sale November 18, 2022

Total Purchase Price \$274,900.00

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 - Geraldine F. Hodgins, 1000 Crescent Falls, Huntsville, AL 35806.

Grantee's name and mailing address - Michael Hill and Mary Margaret Hill and Robert Hill, 1805 Indian Hills Rd.,
Pelham, AL 35124.

Property address - 1805 Indian Hills Rd., Pelham, AL 35124

Date of Sale - November 18, 2022.

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 18, 2022

Sign

Agent

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County
Clerk****Shelby County, AL****11/21/2022 01:52:31 PM****\$304.00 JOANN****20221121000429060***Allen S. Bayl*