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12/12/2022 02:44:45 PM
DEEDS 1/3

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send tax notice to:

Andrew Hill and Courtney Hill
9271 Old Highway 280
Chelsea, AL 35043

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS (\$245,000.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **Pam M. Robinson, an unmarried woman**, (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto **Andrew Hill and Courtney Hill**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SW 1/4 of NW 1/4, Section 26, Township 19 South, Range 1 West, described as follows: Commence at the SE corner of the SW 1/4 of NW 1/4 of said Section 26 and run North along East boundary of said 1/4 - 1/4 Section a distance of 343.3 feet to the point of beginning; from said point of beginning continue North along the East boundary of said 1/4 - 1/4 Section for a distance of 363.0 feet to a point on the South right of way line of U.S. Highway No. 280; thence run in a Westerly direction along the South right of way line of said Highway a distance of 240 feet; thence turn an angle of 82 deg. 25 min. to the left and proceed South 3 deg. 03 min. West for a distance of 224.1 feet; thence turn an angle of 15 deg. 00 min. to the left and proceed South 11 deg. 57 min. East for a distance of 138.9 feet; thence run North 86 deg. 04 min, East a distance of 224.95 feet to point of beginning. Situated in Shelby County, Alabama. Mineral and Mining Rights excepted.

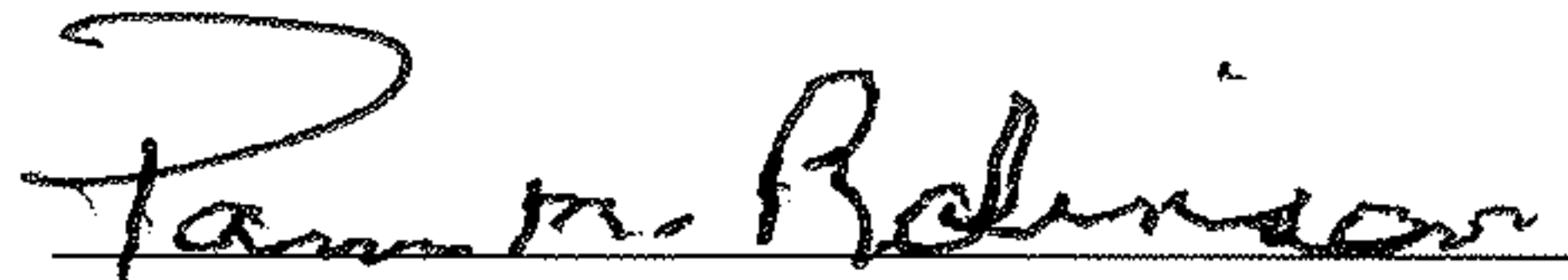
SUBJECT TO ALL MATTERS OF RECORD

\$196,650.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of December, 2022.


Pam M. Robinson

STATE OF ALABAMA)

JEFFERSON COUNTY)

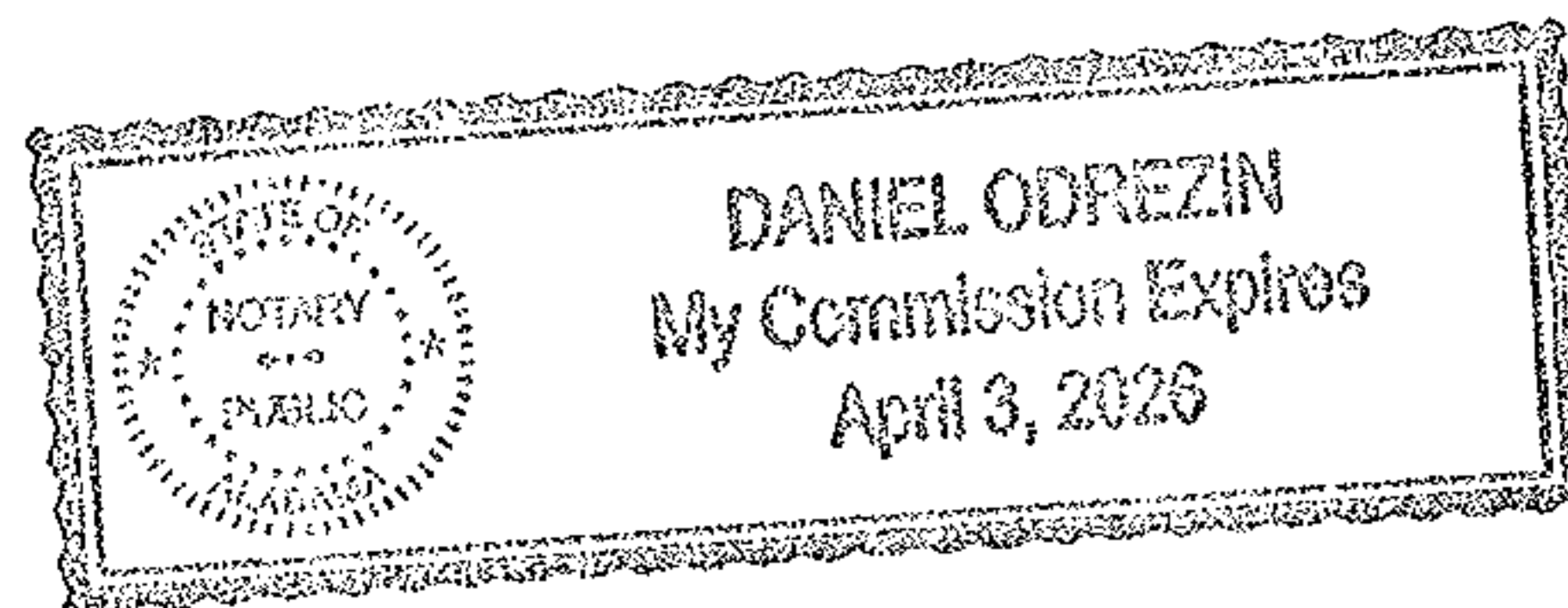
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pam M. Robinson whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2022.



Notary Public

My Commission Expires:



Allie S. Bayl