

20221212000449400  
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.**

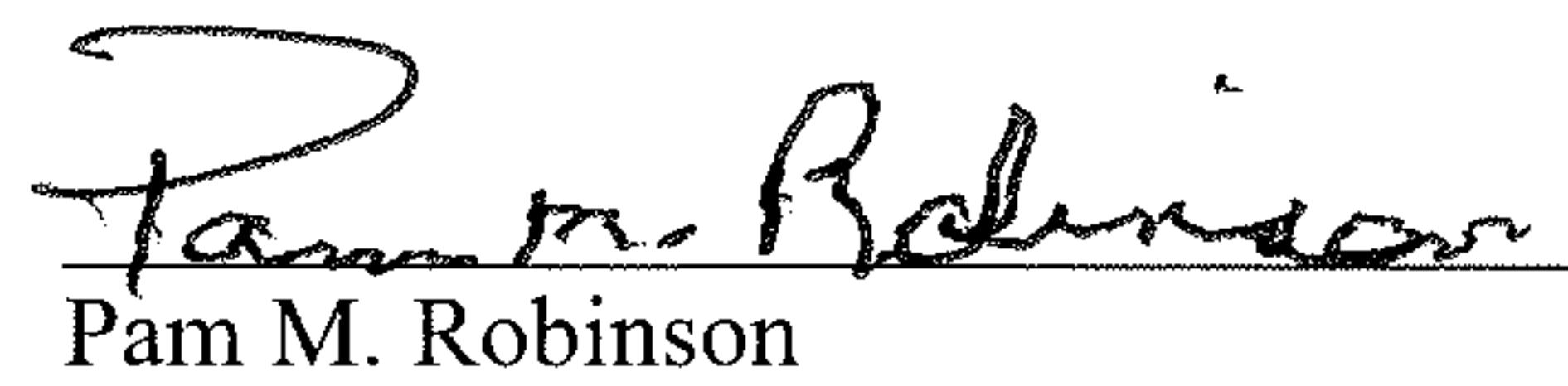
**SUBJECT TO ALL MATTERS OF RECORD**

**\$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.

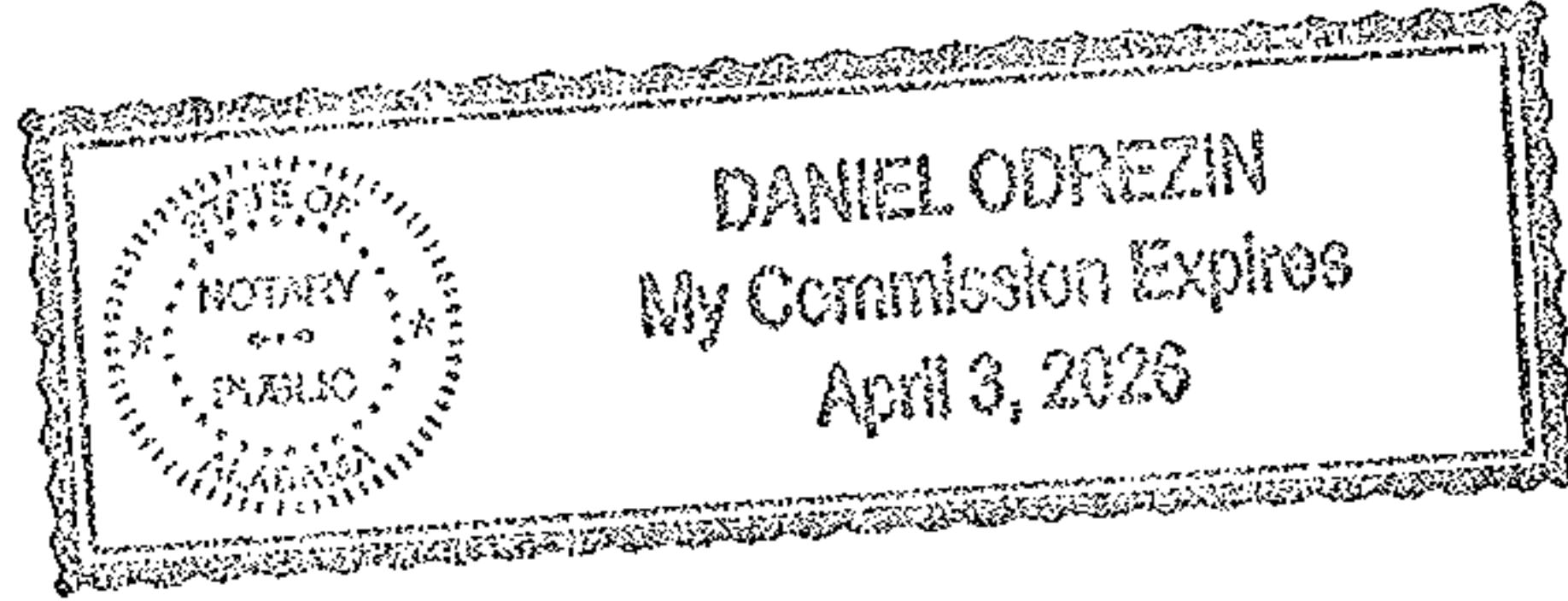
  
Pam M. Robinson

STATE OF ALABAMA )

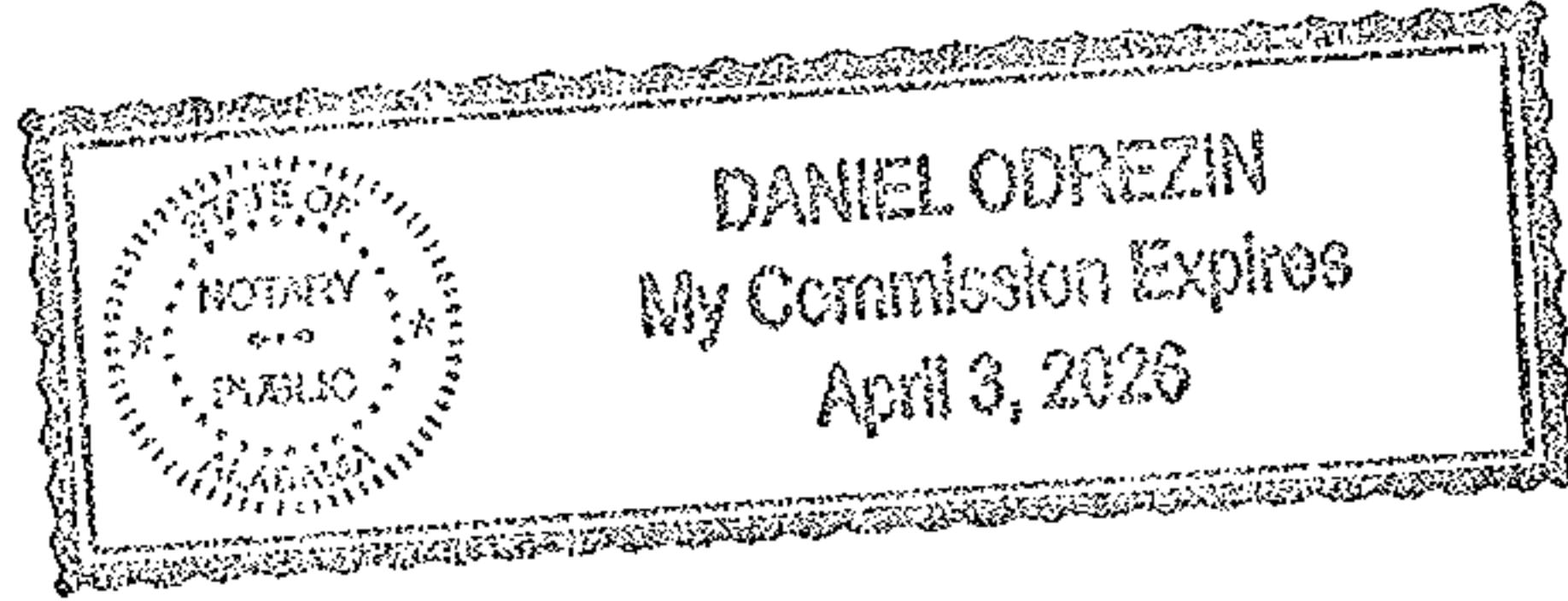
JEFFERSON COUNTY )

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:



## Real Estate Sales Validation Form

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

Grantor's Name Pam M. Robinson  
 Mailing Address 300 Pin Oak Drive  
Chelsea, AL. 35043

Property Address 9271 Old Highway 280  
Chelsea, AL 35043

Grantee's Name Andrew Hill and Courtney Hill  
 Mailing Address 9271 Old Highway 280  
Chelsea, AL 35043

Date of Sale December 12, 2022  
 Total Purchase Price \$245,000.00  
 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  Appraisal  
 Sales Contract  Other: \_\_\_\_\_  
 Closing Statement

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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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.

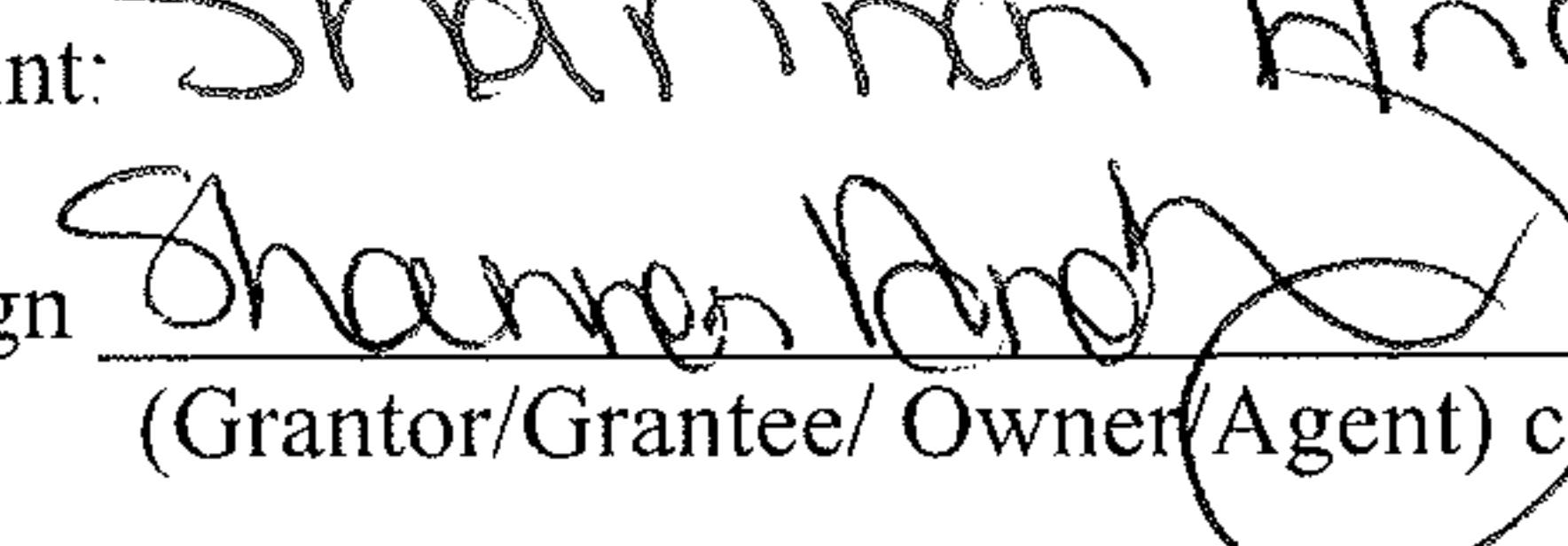
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: December 12, 2022

Unattested

Filed and Recorded (verified by)  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/12/2022 02:44:45 PM  
 \$76.50 JOANN  
 20221212000449400

Print: Shannon Anderson  
 Sign   
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1



*Allie S. Boyd*