



20230403000091630 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
04/03/2023 11:42:49 AM FILED/CERT

STATE OF ALABAMA

TESTAMENTARY DEED

JEFFERSON COUNTY

KNOW ALL MEN by these Presents: That as put forth regarding the estate of MICHAEL JUSTIN HILL, the undersigned Administrator of said Estate, AMBRE MORRISON, as Administrator of said Estate, does hereby, grant, bargain, sell and convey herein the below-described property, to AMBRE MORRISON, an individual, the attached described real estate situated in Shelby County, Alabama (Exhibit "A"):

This conveyance is hereby made subject to any covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property.

Together with all and singular testaments, hereditament and appurtenances, thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right title, interest, dower and the rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in and to the same and every part or parcel thereof, with the appurtenances.

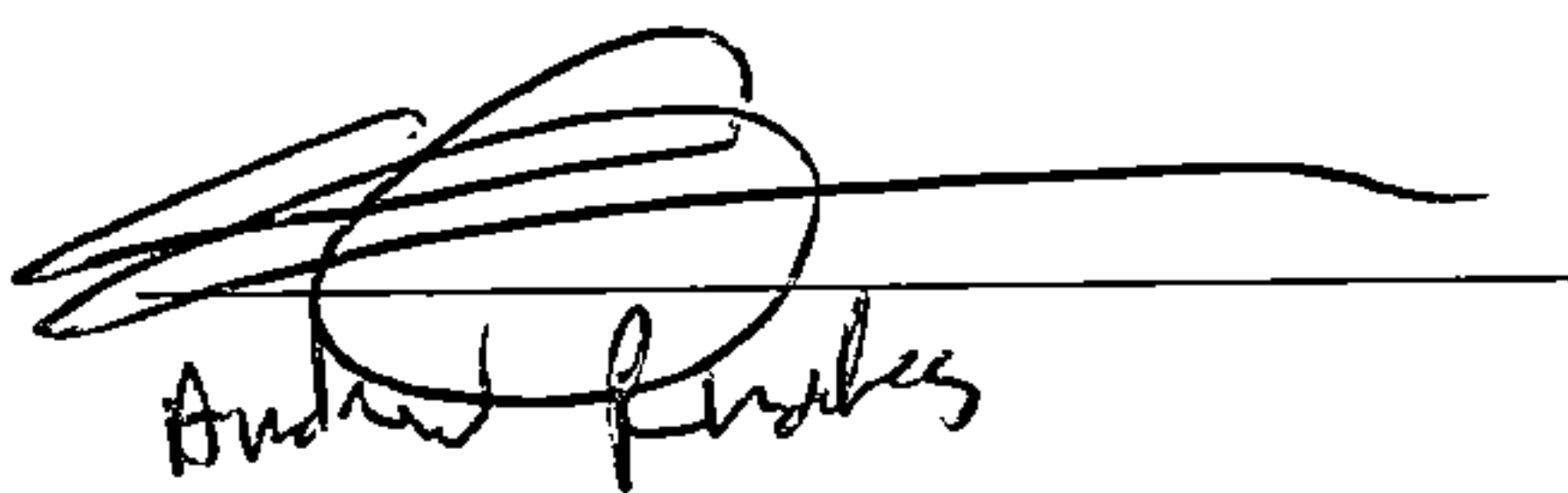
TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

The Grantors do for themselves, the successors and assigns, covenant with the Grantees, their heirs, and assigns, that it is lawfully seized and fee simple of said premises; that they are free from all encumbrances; that they have a good right to convey the same as aforesaid; and that its successors and assigns shall, warrant and defend the same to the said Grantees. Their heirs, executors and assigns forever, against the lawful claims of all persons.

This deed is pursuant to the administration of Estate of MICHAEL JUSTIN HILL which was probated on October 4, 2022 and there is; therefore, no expressed or implied warranty and no title search has been performed.

In witness whereof, the undersigned Grantor, who is authorized to execute the conveyance, hereto sets her signature and seal, this the 31st day of MARCH, 2023.

WITNESS:



Andrew Prokes

AMBRE MORRISON



AMBRE MORRISON

As Administrator of the Estate of Michael Justin Hill

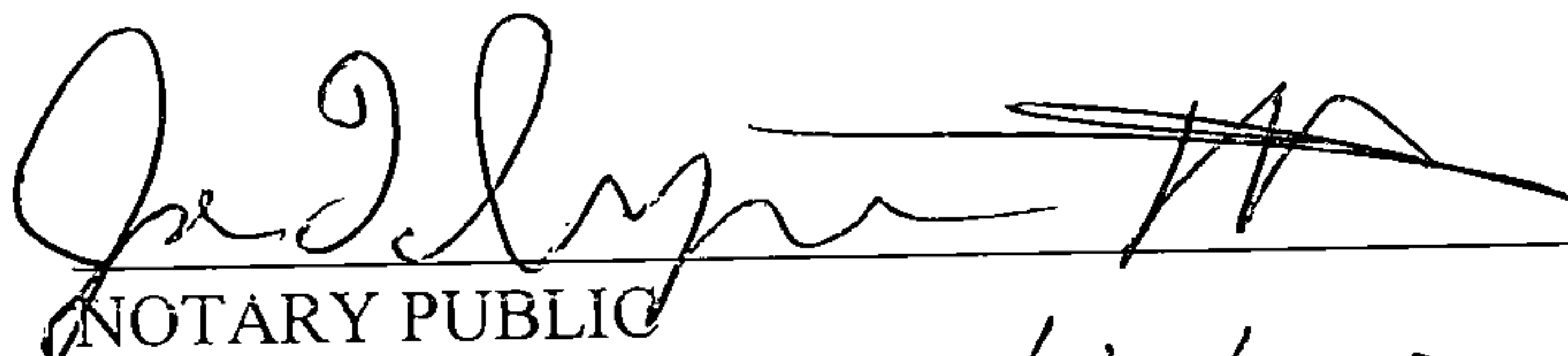
STATE OF Alabama
COUNTY OF Shelby



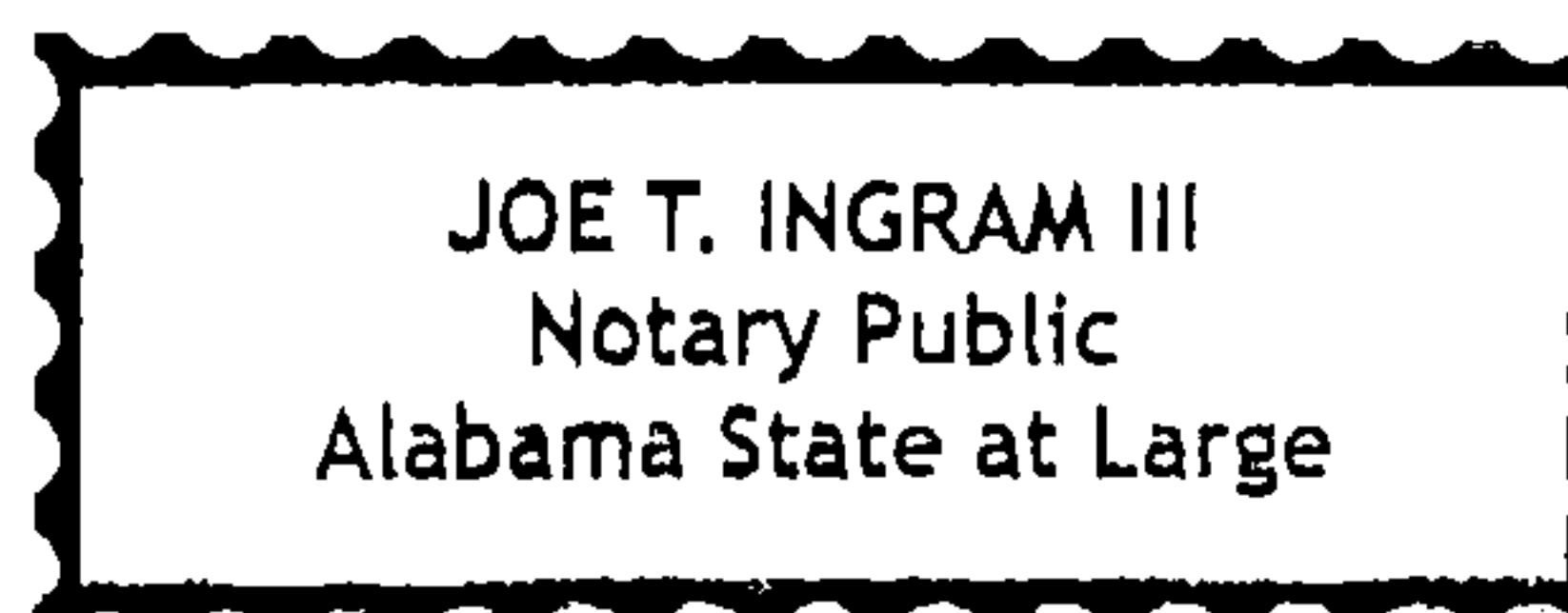
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I, the undersigned, a Notary Public in and for said State and County, hereby certify that AMBRE MORRISON is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she with full authority, executed the same voluntarily for and as an Administrator of the Estate of Michael Justin Hill.

Given under my hand and official seal, this the 31ST day of MARCH, 2023.


NOTARY PUBLIC

My commission expires: 07/18/2026



Prepared by Tim Smith (Attorney)

P.O. Box 361051

Hoover, AL 35236

EXHIBIT "A"
LEGAL DESCRIPTION

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PARCEL II:

Commence at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama and run Thence Northerly along the West line of said Quarter $\frac{1}{4}$ - $\frac{1}{4}$ Section N $00^{\circ}00'00''$ E a distance of 97.16 feet to an iron pin; Thence N $83^{\circ}54'00''$ E a distance of 448.79 feet to an iron pin at or near Redbird Road; Thence crossing Redbird Road N $49^{\circ}07'00''$ E a distance of 171.22 feet to an iron bar at or near Redbird Road; Thence N $05^{\circ}20'32''$ W a distance of 250.04 feet to an iron pin; Thence S $15^{\circ}54'05''$ E a distance of 70.19 feet to the true point of beginning of the property herein described: Thence N $00^{\circ}24'05''$ W a distance of 74.35 feet to an iron pin; Thence N $27^{\circ}21'58''$ W a distance of 89.29 feet to an iron pin; Thence N $64^{\circ}10'55''$ E a distance of 166.51 feet to an iron pin; Thence N $01^{\circ}44'08''$ W a distance of 161.91 feet to a point, Thence S $73^{\circ}05'02''$ E a distance of 39.97 feet to a fence corner; Thence S $08^{\circ}20'25''$ E a distance of 183.75 feet to a 5/8 inch rebar found at a fence; Thence S $08^{\circ}42'38''$ E a distance of 218.17 feet to a point; Thence N $85^{\circ}23'47''$ W a distance of 201.25 feet to a point; which is the point of beginning. According to the survey by Thomas A. Dobson, AL LS NO. 12705 on June 5, 2002.

Easement:

Commence at the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama; Thence run North along and with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 97.16 feet to a point; Thence turn right $83^{\circ}4'$ and run Northeasterly 448.79 feet to a point; Thence turn a right interior angle $145^{\circ}13'$ and run Northeasterly 171.22 feet to the Southwest parcel corner and the point of beginning of said easement; Thence turn a right interior angle of $125^{\circ}32'28''$ and run Northwesterly along the Westerly parcel boundary 32.19 feet to a point; Thence turn a left interior angle of $38^{\circ}21'26''$ and run Southeasterly 26.22 feet to a point; Thence turn a left interior angle of $197^{\circ}13'23''$ and run Southeasterly 132.56 feet to a point; Thence turn a left interior angle of $197^{\circ}26'02''$ and run Southeasterly 56.33 feet to a point; Thence turn a left interior angle of $195^{\circ}14'$ and run Westerly 45.0 feet to a point on the Easterly parcel boundary; Thence turn a left interior angle of $95^{\circ}07'35''$ and run Southeasterly 15.0 feet along said boundary to the Southeast parcel corner situated in Redbird Drive; Thence turn a left interior angle of $72^{\circ}15'37''$ and run Westerly along the Southerly parcel boundary 139.06 feet to a parcel corner; Thence turn a left interior angle of $160^{\circ}10'31''$ and run Northwesterly along the Southerly parcel boundary 109.59 feet to the point of beginning, making closing left interior angle of $124^{\circ}11'46''$.

Easement of Private Road:

Commence at the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama; Thence run North along and with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to a point; Thence turn right $0^{\circ}03'29''$ and run 418.35 feet to point; Thence turn a left interior angle of $89^{\circ}03'29''$ and run Easterly 552.08 feet to the point of beginning; Thence turn a left interior angle of $96^{\circ}20'32''$ and run Southeasterly along the Westerly parcel boundary 179.45 feet to a point; Thence turn a right interior angle of $12^{\circ}44'50'$ and run Northerly along the Easterly edge of said road 69.10 feet to a point; Thence turn a right interior angle of $169^{\circ}13'06''$ and continue Northerly along the Easterly edge of said Road 117.20 feet to a point; Thence turn a right interior angle of $2^{\circ}58'30''$ and run Southerly 74.35 feet to a point; Thence turn a right interior angle of $344^{\circ}30'$ and run Northwesterly 70.19 feet to the point of beginning, making a closing interior angle of $10^{\circ}33'33''$. According to the August 21, 2002 Survey of Darrell E. Reeser, AL RLS#12158.

Real Estate Sales Validation Form

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

Grantor's Name Ambre L Morrison
Mailing Address 75 Red Bird Dr
Sterrett AL 35147

Grantee's Name Ambre L Morrison
Mailing Address 75 Red Bird Dr
Sterrett AL 35147

Property Address 75 Red Bird Dr
in 101 Red Bird Dr
Sterrett AL 35147

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 109,300

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 per administration

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 4-3-23

Print AMBRE L MORRISON

Unattested

Sign Ambre L Morrison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1