

This instrument was prepared by:

Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send tax notice to:

James Stanton Hill, Sr and Amelia
Shea Hill
67 Nolen Street
Birmingham, AL 35242

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **ONE MILLION NINETY FOUR THOUSAND THREE HUNDRED SEVENTY NINE AND 00/100 DOLLARS (\$1,094,379.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **Town Builders, Inc., an Alabama Corporation**, (herein referred to as GRANTOR) does by these presents, grant, bargain, sell and convey unto **James Stanton Hill, Sr and Amelia Shea Hill**, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, Alabama, to-wit:

Lot 15-30, according to the survey of Mt Laurel-Phase III, as recorded in Map Book 41, Page 44, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$675,000.00 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 the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said Grantor, by Bryan Phillips, as Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 12th day of June, 2023.

Town Builders, Inc., an Alabama Corporation

By: _____

Bryan Phillips

Its: Vice President

STATE OF ALABAMA)

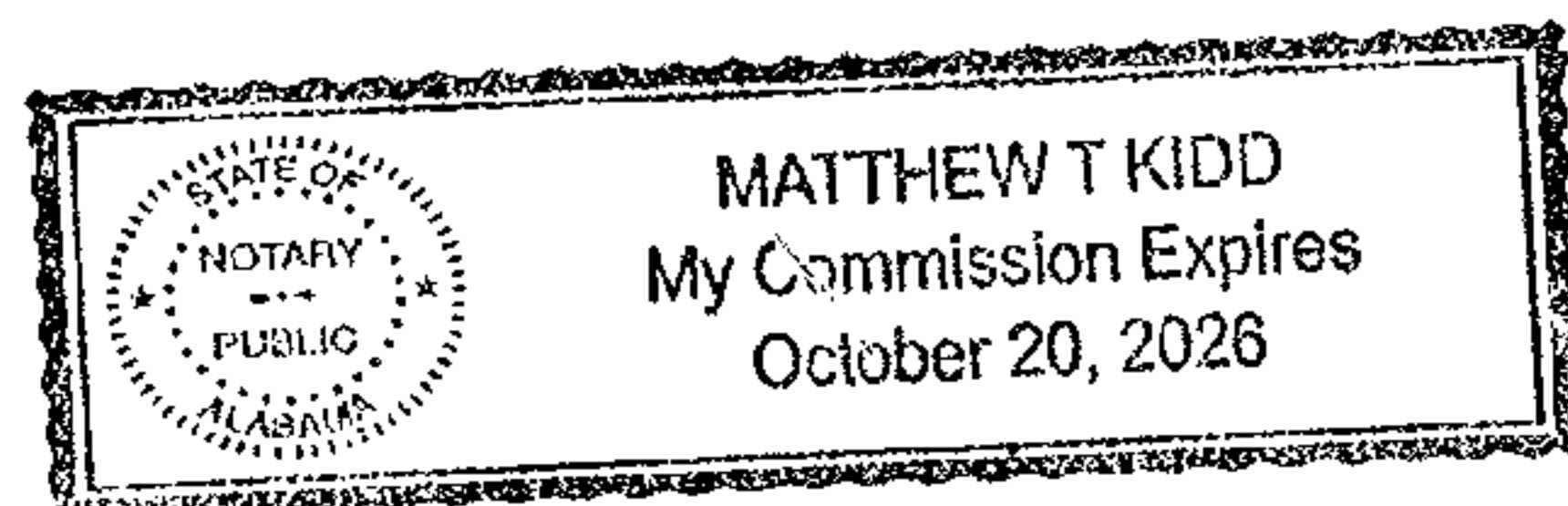
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bryan Phillips whose name as Vice President of 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, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 12th day of June, 2023

Notary Public

My Commission Expires: _____





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/14/2023 11:21:00 AM
\$447.50 BRITTANI
20230614000178640

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Town Builders, Inc.
 Mailing Address 1 Mount Laurel Avenue
Birmingham, AL. 35242

Property Address 67 Nolen Street
Birmingham, AL 35242

Grantee's Name James Stanton Hill, Sr and Amelia
Shea Hill

Mailing Address 67 Nolen Street
Birmingham, AL 35242

Date of Sale June 12, 2023

Total Purchase Price \$1,094,379.00

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 - 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: June 12, 2023

☐ Unattested

(verified by)

Print: Shannon Anderson

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

Form RT-1