



20230804000236200 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
08/04/2023 01:40:23 PM FILED/CERT

This Instrument was Prepared by:

Lauren N. Smith, Esquire
for National Title & Appraisal, Inc.
2880 Crestwood Blvd.
Irondale, AL 35210

Send Tax Notice To: Bernard Hill III
Renetta L Hill
1966 Russet Hill Ln.
Hoover, AL 35244

1/2 Tax Assessed value: \$180,950.00

File No.: 233165

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Jefferson

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Bernard Hill, III and Renetta L. Hill, husband and wife, whose mailing address is 1966 Russet Hill Ln., Hoover, AL 35244** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Bernard Hill III and Renetta L Hill, whose mailing address is 1966 Russet Hill Ln., Hoover, AL 35244** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson, County, Alabama, the address of which is **1966 Russet Hill Ln., Hoover, AL 35244**; to wit;

Lot 3, according to the Survey of Russet Woods, Sixth Sector, Second Addition, Phase Two, as recorded in Map Book 26, Page 28, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$374,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of July, 2023.


Bernard Hill, III


Renetta L. Hill

State of Alabama

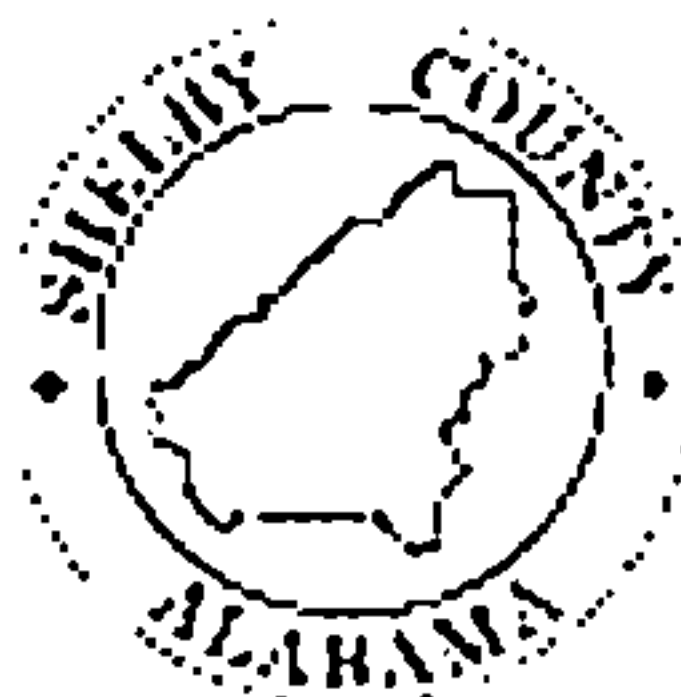
County of Jefferson

I, Melody J Sutton, a Notary Public in and for the said County in said State, hereby certify that **Bernard Hill, III and Renetta L. Hill**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of July, 2023.

Melody J Sutton
Notary Public, State of Alabama

My Commission Expires: 03-16-27



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2023 01:40:23 PM



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Allen S. Bayl