



20231019000309420 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/19/2023 01:31:53 PM FILED/CERT

TESTAMENTARY DEED

**DEED taken from Deed recorded on October 1, 2020
under number: 20201001000445100**

STATE OF ALABAMA SHELBY 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 9th day of October, 2023.

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WITNESS:



AMBRE MORRISON



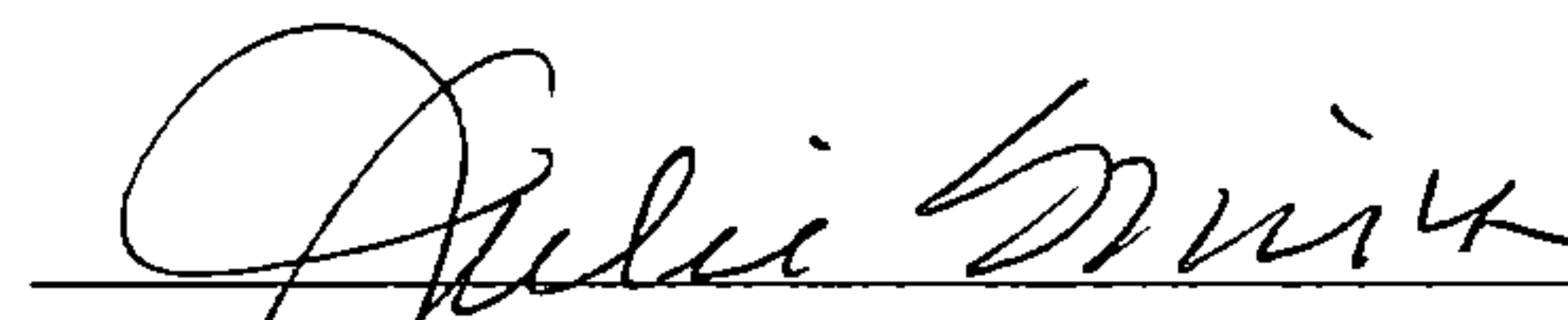
AMBRE MORRISON

As Administrator of the Estate of Michael Justin Hill

STATE OF Alabama
COUNTY OF Shelby

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 9th day of October 2023.



NOTARY PUBLIC

My commission expires: 7-25-2025

Prepared by Timothy Smith.

P.O. Box 361051

Hoover, AL 35236

EXHIBIT A - LEGAL DESCRIPTION

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-quarter section North 00 deg. 00 min. 00 sec. East, a distance of 97.16 feet to an iron pin; thence North 83 deg. 54 min. 00 sec. East, a distance of 448.79 feet to an iron pin at or near Redbird Road; thence crossing Redbird Road North 49 deg. 07 min. 00 sec. East a distance of 171.22 feet to an iron bar at or near Redbird Road and the true point of beginning of the property herein described; thence North 05 deg. 20 min. 32 sec. West a distance of 250.04 feet to an iron pin; thence South 15 deg. 54 min. 05 sec. East a distance of 70.19 feet to a point; thence South 85 deg. 23 min. 47 sec. East a distance of 201.25 feet to a point; thence South 08 deg. 42 min. 38 sec. East a distance of 242.81 feet 1/2" rebar in Redbird Road; thence North 80 deg. 58 min. 15 sec. West a distance of 139.06 feet 5/8" rebar; thence North 61 deg. 08 min. 46 sec. West a distance of 109.59 feet to an iron bar found at or near Redbird Road; which is the point of beginning, having an area of 1.1 acres more or less.



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Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Ambre L Morrison
Mailing Address 75 Redbird DR
Sturrett AL 35147

Grantee's Name Ambre L Morrison
Mailing Address 75 Redbird DR
Sturrett AL 35147

Property Address 101 Redbird DR
Sturrett AL 35147

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 32,180.00

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 10/19/23

Print Ambre L Morrison

Unattested

(verified by)

Sign Ambre L Morrison
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1