

Send Tax Notice to:  
Hallie Ann Hill and Andrew Hill  
1808 Trail Ridge Drive  
Pelham, AL 35124

This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-24-2308

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$329,900.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Steven M. Alby, Personal Representative of The Estate of Betty Alby, Deceased, Probate Case No. PR-2024-000062, and Steven M. Alby, a married person, Jackie Gardner, a married person, and Heather Arceneaux, a married person, being the only heirs at law of The Estate of Betty Alby, Deceased, Probate Case No. PR-2024-000062 (herein referred to as "Grantor," whether one or more),** whose mailing address is

3000 13<sup>th</sup> Ave South #2, Birmingham, AL 35205

by **Hallie Ann Hill and Andrew Robert Hill (herein referred to as "Grantee," whether one or more),** whose mailing address is

1808 Trail Ridge Drive, Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1808 Trail Ridge Drive, Pelham, AL 35124**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$263,920.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

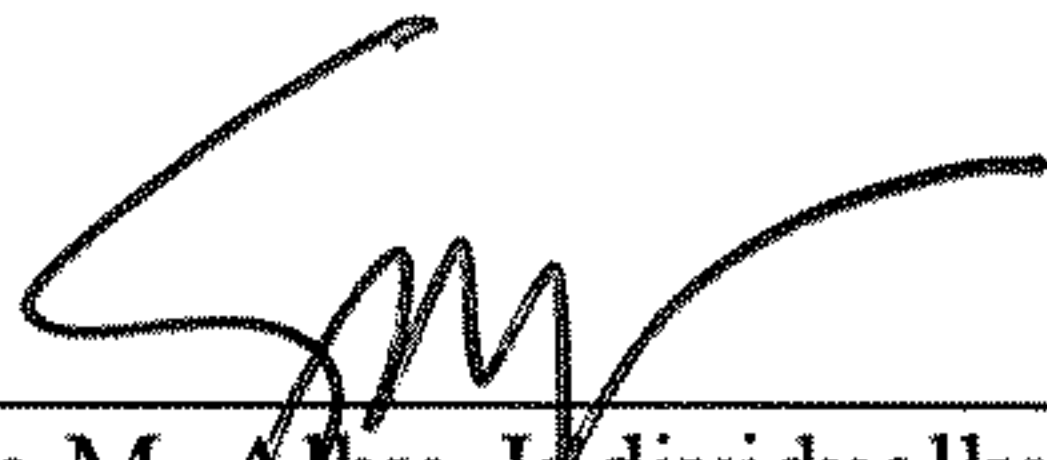
**Betty B. Alby, Co-Grantee in that certain deed recorded in Book 237, Page 777, now deceased, having died on or about December 25, 2023, was the surviving Grantee of said deed. The other Grantee, Wynn Alby predeceased her, having died on or about April 4, 1995.**

**The property herein conveyed does not constitute the homestead of the Grantor, nor that of their respective spouses as applicable, and neither is it contiguous hereto.**

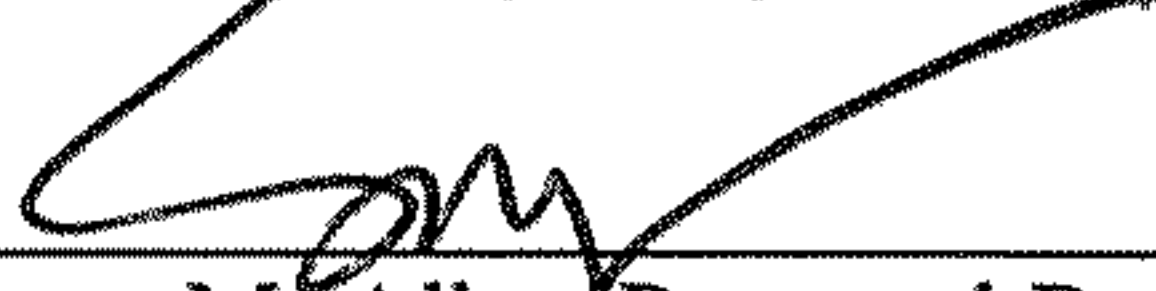
TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 22 day of April, 2024.

  
Steven M. Alby, Individually

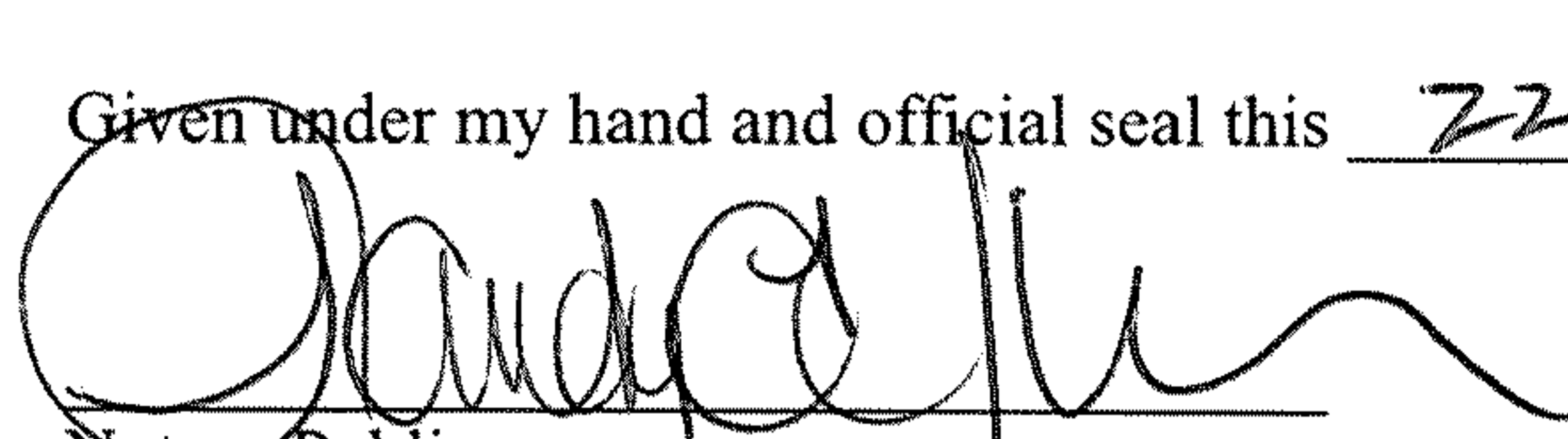
The Estate of ~~Betty~~ Alby, Deceased, Probate Case No. PR-2024-000062

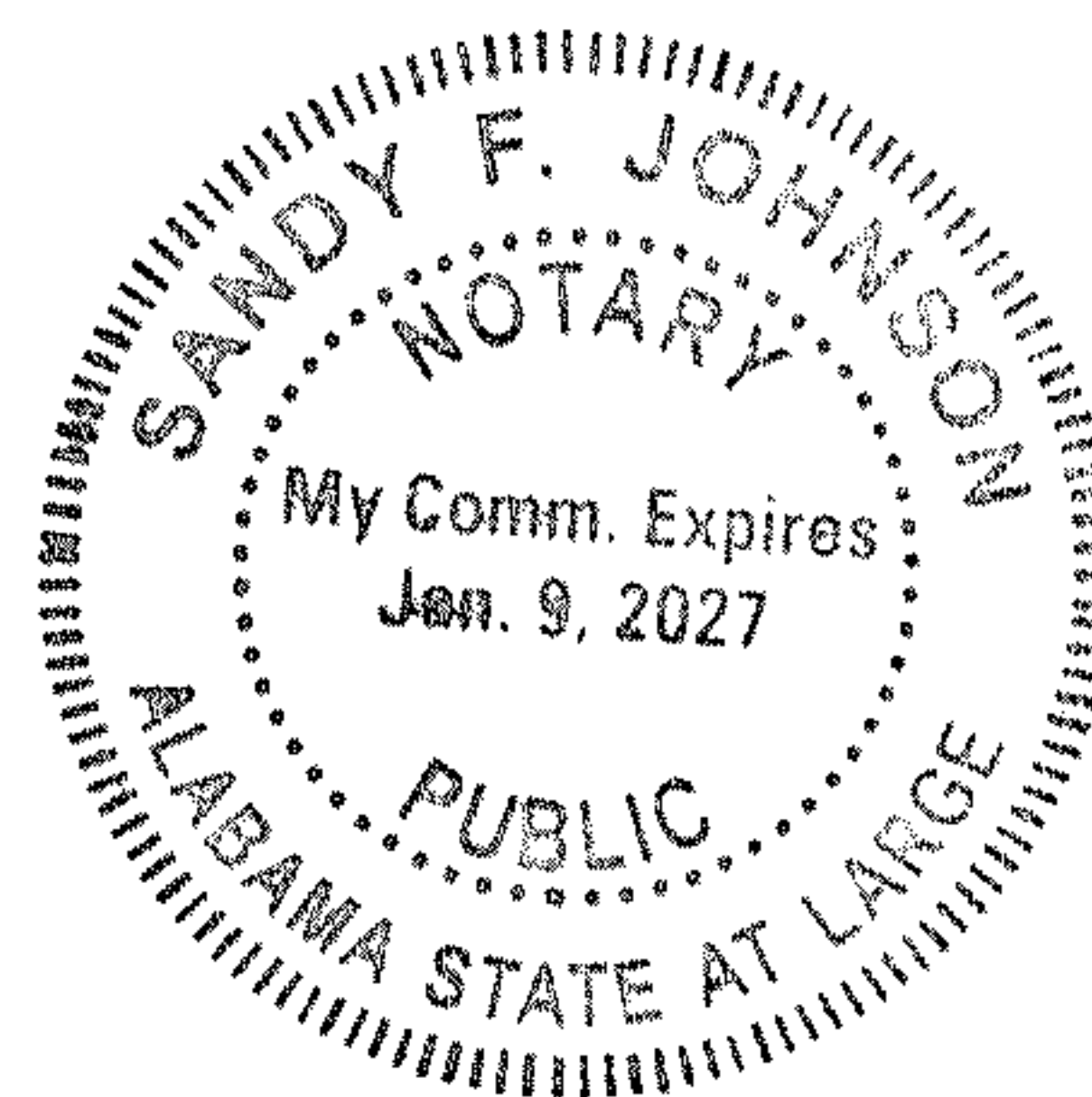
By:   
Steven M. Alby, Personal Representative

State of Alabama  
County of Shelby

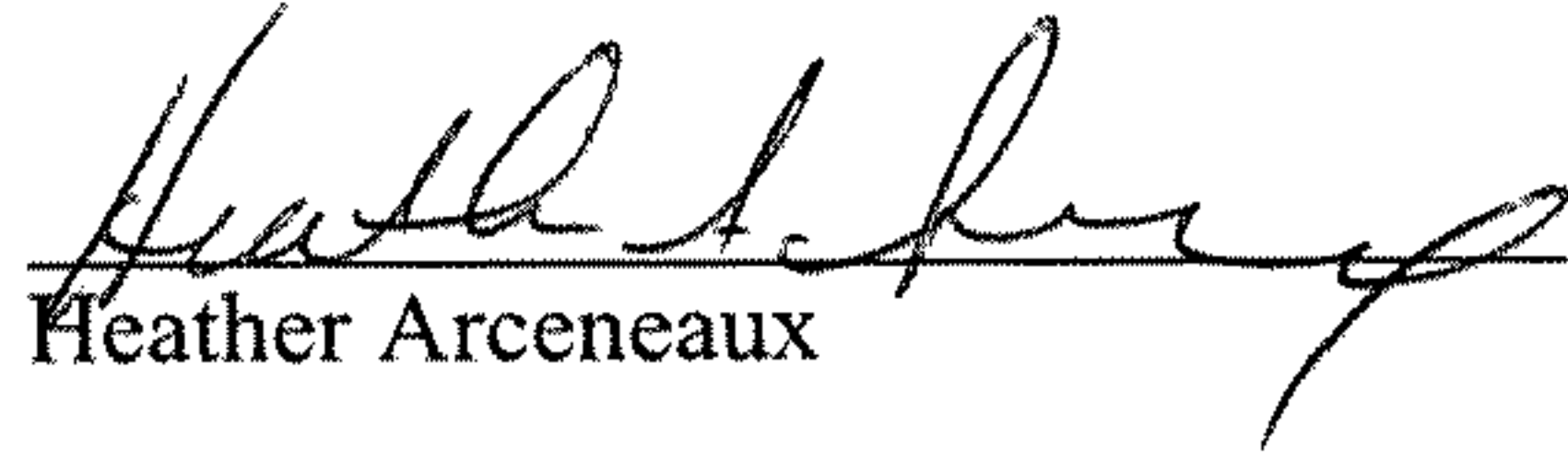
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Steven M. Alby**, whose name(s) Individually and as **Personal Representative(s)** of **The Estate of Betty Alby, Deceased, Probate Case No. PR-2024-000062**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, Individually and with full authority on behalf of **The Estate of Betty Alby, Deceased, Probate Case No. PR-2024-000062**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of April, 2024

  
Notary Public  
Sandy F. Johnson  
Printed Name  
My Commission Expires: 01/09/2027



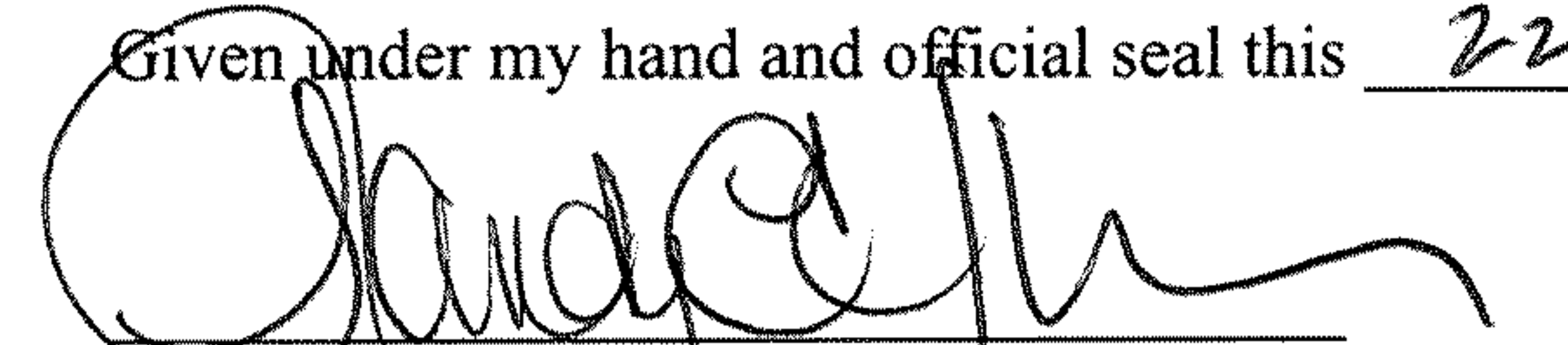
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 22 day of April, 2024.

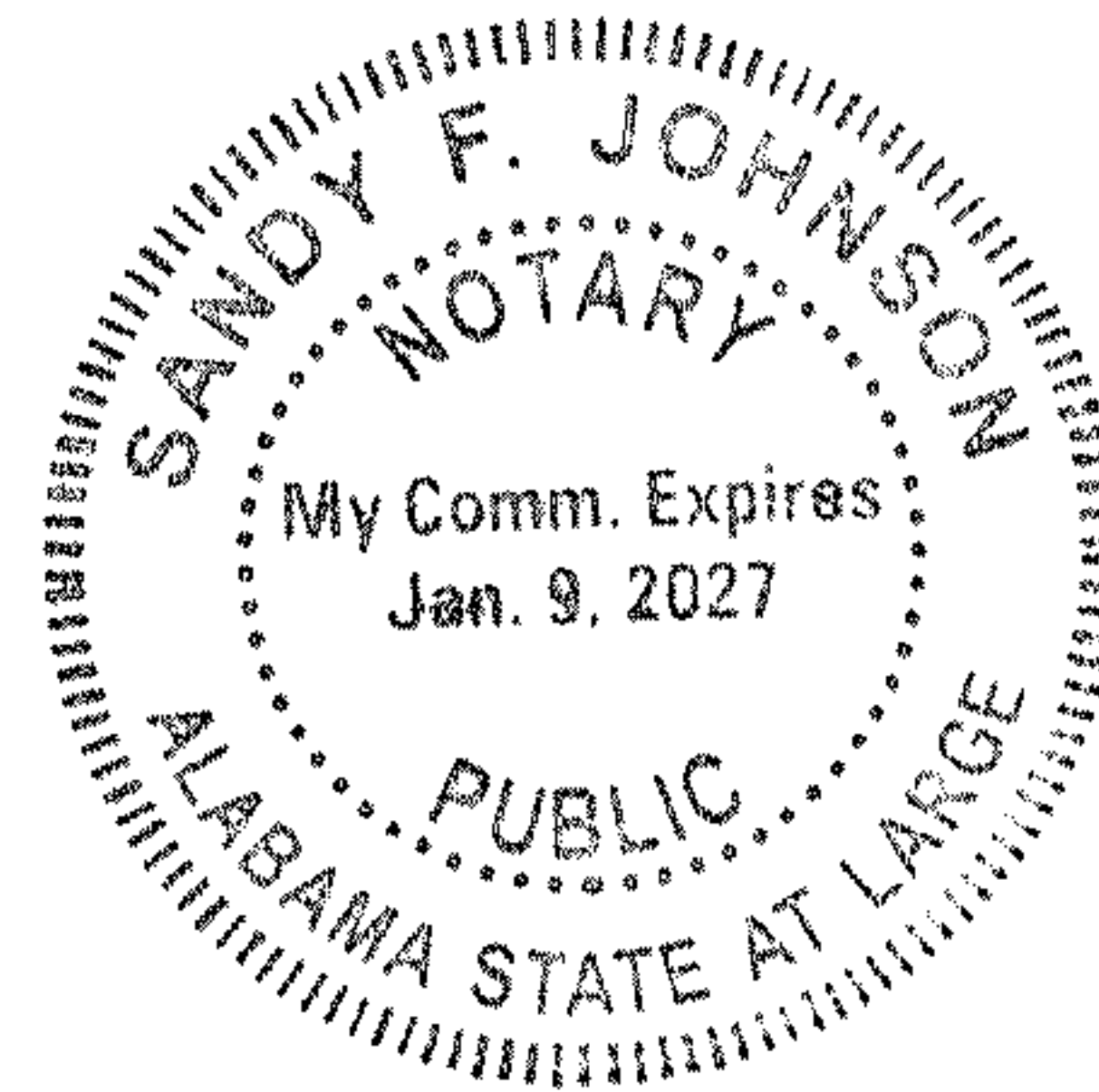
  
Heather Arceneaux

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Heather Arceneaux**, 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 22 day of April, 2024.

  
Notary Public  
Sandy F. Johnson  
Printed Name  
My Commission Expires: 01/09/2027





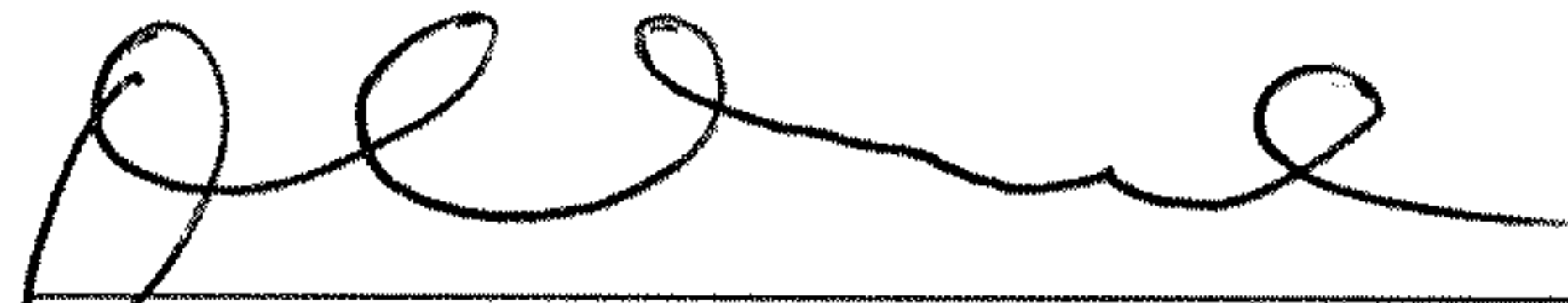
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 19 day of April, 2024  
20\_\_.

  
Jackie Gardner

State of Virginia  
County of Henric City

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jackie Gardner**, 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.

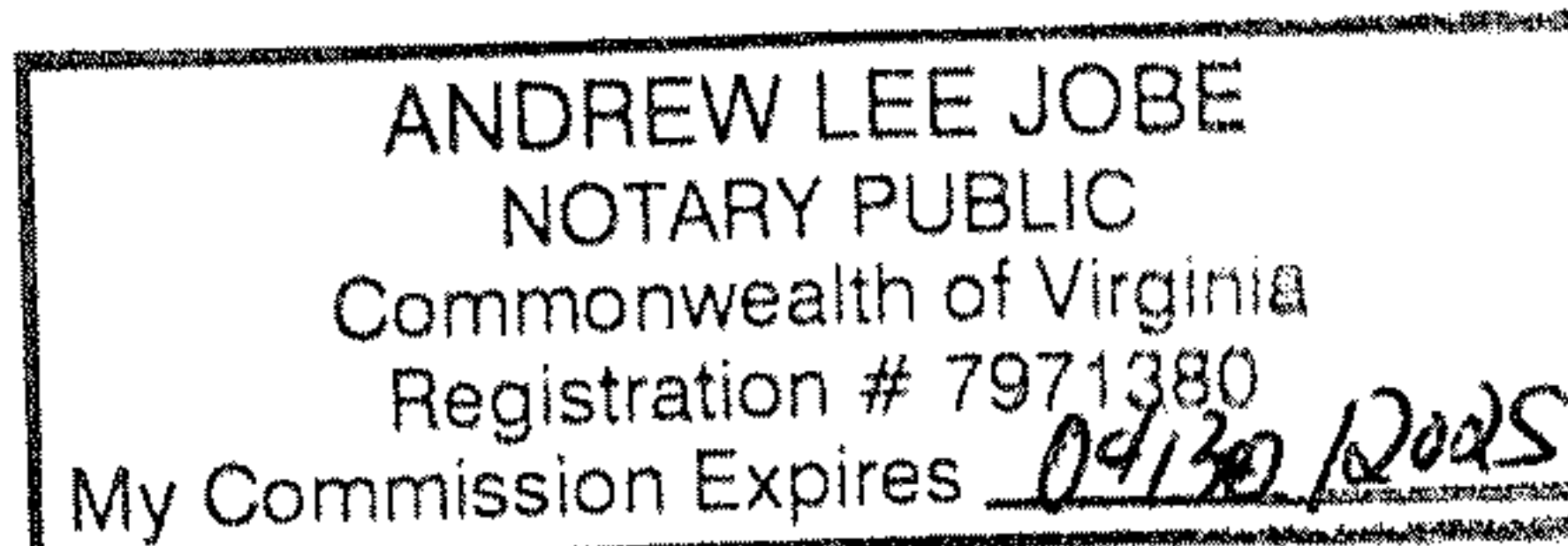
Given under my hand and official seal this 19th day of April, 2024.



Notary Public  
Andrew Lee Jobe

Printed Name

My Commission Expires: April 30, 2025



**EXHIBIT A**

Property 1:

LOT 4, BLOCK 4, ACCORDING TO THE SURVEY OF INDIAN HILLS SECOND SECTOR AS RECORDED  
IN MAP BOOK 4, PAGE 91, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,  
ALABAMA.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/24/2024 02:50:39 PM**  
**\$100.00 CHARITY**  
**20240424000119580**

*Allen S. Bayl*