

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Amandiy Ntieu Njinziwuo Liwo Hill
and James D. Hill
234 Oak Tree Trail
Wilsonville, AL 35186

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Seventy-Nine Thousand and 00/100 Dollars (\$379,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **NATHAN SPARGO and spouse, KATHERYN SPARGO** (herein referred to as Grantors) grant, bargain, sell and convey unto **AMANDIY NTIEU NJINZIWUO LIWO HILL and JAMES D. HILL** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO


Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$340,500.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 persons.

In Witness Whereof, we have hereunto set our hands and seals this 9th day of August, 2024.



NATHAN SPARGO



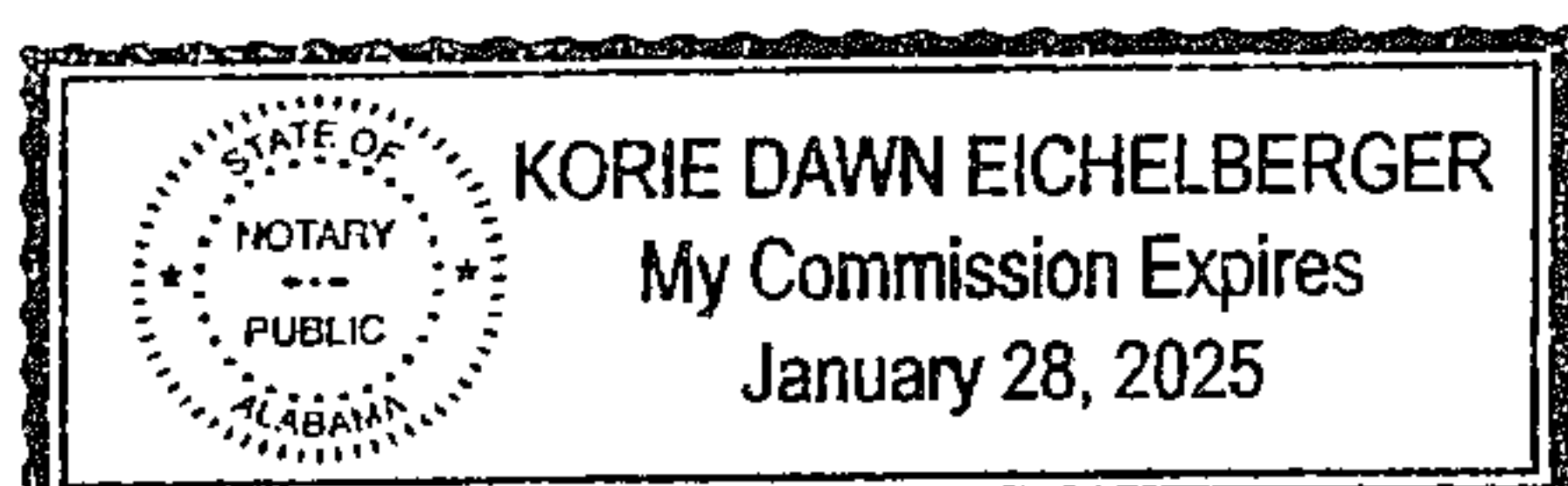
KATHERYN SPARGO

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **NATHAN SPARGO and KATHERYN SPARGO**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of August, 2024.





Notary Public
My Commission Expires: 01/28/2025

EXHIBIT "A"

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 East, East; thence proceed North 0° (magnetic bearing) along the East boundary line of said 1/4 - 1/4 Section for a distance of 336.36 feet to a point, being the point of beginning of the parcel of land herein described; thence proceed in the same direction for an additional 375.00 feet to a point; thence turn an angle of 95°29' to the left and proceed S 84°31'W (mb) for a distance of 580.80 feet to a point; thence turn an angle 84°31' to the left and proceed South 0° (mb) for a distance of 375.00 feet to a point; thence turn an angle of 95°29' to the left and proceed North 84°31'E (mb) for a distance of 580.80 feet to the point of beginning. Said parcel of land is lying in the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 East, Shelby County, Alabama.

EASEMENT #1:

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 East; thence proceed North 0° (magnetic bearing) along the East boundary line of said 1/4 - 1/4 Section for a distance of 336.36 feet to a point; thence turn an angle of 95°29' to the left and proceed South 84°31'W (mb) for a distance of 580.80 feet to a point; thence turn an angle of 95°29' to the right and proceed North 0° (mb) for a distance of 240.34 feet to a point, being the point of beginning of a 25 easement with the centerline of said easement being further described as follows: thence turn an angle of 77°05' to the left and proceed N 77°05' W (mb) for a distance of 64.8 feet to a point; thence turn an angle of 38°58' to the left and proceed S 63°57'W (mb) for a distance of 261.58 feet to a point; thence turn an angle of 43°27'22" to the right and proceed N 72°35'58"W (mb) for a distance of 217.86 feet to a point, being a point on the East side of an unpaved drive; thence turn an angle of 74°31'22" to the left and proceed S 32°53'W (mb) for a distance of 199.64 feet to a point; thence turn an angle of 22°11' to the right and proceed S 55°04'W (mb) for a distance of 190.76 feet to the point of intersection with the West boundary line of said NW 1/4 of the SE 1/4 of said Section 23, Township 20 South, Range 1 East, being a property line between Adron W. Dorough and Walton N. Dorough and being the end of above described easement.

EASEMENT #1:

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 East; thence proceed North 0° (magnetic bearing) along the East boundary line of said 1/4 - 1/4 Section for a distance of 336.36 feet to a point; thence turn an angle of 95°29' to the left and proceed South 84°31'W (mb) for a distance of 580.80 feet to a point; thence turn an angle of 95°29' to the right and proceed North 0° (mb) for a distance of 240.34 feet to a point, thence turn an angle of 77°05' to the left and proceed N 77°05'W (mb) for a distance of 64.8 feet to a point; thence turn an angle of 38°58' to the left and proceed S

63°57'W (mb) for a distance of 261.58 feet to a point; thence turn an angle of 43°27'22" to the right and proceed N 72°35'38"W (mb) for a distance of 217.86' to a point; thence turn an angle 74°31'22" to the left and proceed S 32°53'W (mb) for a distance of 199.64 feet to a point; thence turn an angle of 22°11' to the right and proceed S 55°04'W (mb) for a distance of 190.76 feet to a point of intersection with the West boundary of said 1/4 - 1/4 Section and also being the point of beginning of a 25' easement with the centerline of said easement being further described as follows: Thence continue along the same magnetic bearing for a distance of 63.95 feet to a point; thence turn an angle of 20°52'30" to the to the right and proceed S 75°56'30"W (mb) for a distance of 167.60 feet to a point, being a point on the centerline of an unpaved road; thence turn an angle of 102°50' to the left and proceed S 26°53'30"E (mb) for a distance of 61.7 feet to the point of intersection with the North Right of Way line of County Highway #61, being the end of the above described easement.

Easement #1 is lying in the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 East and Easement #2 is lying in the NE 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 East.

AND ALSO:

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 East, being a capped pipe found in place; thence run Northerly along the East boundary of said 1/4 - 1/4 section for 710.90 feet to a pipe found in place, being the point of beginning of the parcel herein described; thence continue along the last described course for 226.00 feet to an iron set; thence turn a deflection angle of 84°31' to the left and run southerly for 226.00 feet to a pipe found in place; thence turn a deflection angle of 95°29' to the left and run Easterly for 580.80 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 East, Shelby County, Alabama.

TAX PARCEL NUMBER: 16-6-23-0-000-007.002

TAX PARCEL NUMBER: 16-6-23-0-000-007.009

Real Estate Sales Validation Form

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

Grantor's Name NATHAN SPARGO
 Mailing Address KATHERYN SPARGO
2757 Drennen Circle
Birmingham, AL 35242

Grantee's Name AMANDY NTIEU NJINZIWUO LIWO HILL
 Mailing Address JAMES D. HILL
234 Oak Tree Trail
Wilsonville, AL 35186

Property Address 234 Oak Tree Trail
Wilsonville, AL 35186

Date of Sale August 9, 2024
 Total Purchase Price \$ 379,000.00
 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 Appraisal
 Sales Contract Other _____
 Closing Statement _____

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.

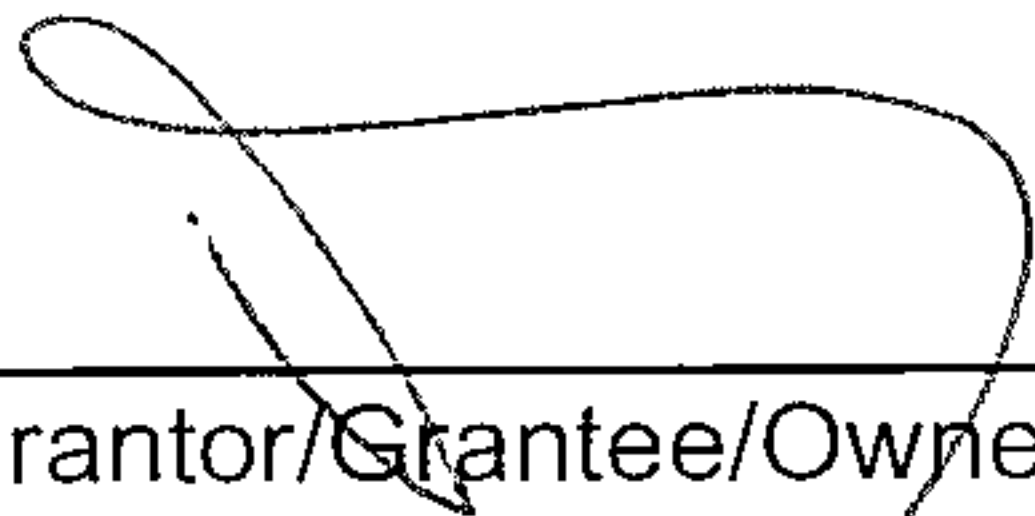
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 August 9, 2024

Print B. CHRISTOPHER BATTLES

 Unattested _____
 (verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2024 01:32:22 PM
\$69.50 CHARITY
20240819000258860

Allie S. Boyd