

SEND TAX NOTICE TO:
Matthew Russell Hill and
Francisco Germano Garcia Hill
2101 Arrowleaf Drive
Hoover, AL 35244

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED SEVENTY SIX THOUSAND AND 00/100 DOLLARS (\$376,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Debbie Lynn Hamby, as Personal Representative of the Estate of Wallace Glenn Houser, deceased, Shelby County Probate Case No. PR-2024-000980**, whose address is 2302 Heritage Dr., Opelika, AL 36804 (hereinafter "Grantor", whether one or more), by **Matthew Russell Hill and Francisco Germano Garcia Hill**, whose address is 2101 Arrowleaf Drive, Hoover, AL 35244 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Matthew Russell Hill and Francisco Germano Garcia Hill, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 2101 Arrowleaf Drive, Hoover, AL 35244 to-wit:

Lots 15 and 16, according to the First Addition to Riverchase West as recorded in Map Book 7, page 2, in the Probate Office of Shelby County, Alabama.

PARCEL ID Numbers: 11-6-24-0-002-025.000 and 11-6-24-0-002-026.000

Wallace Glenn Houser, deceased, was one and the same person as Wallace Glen Houser, grantee in that certain deed recorded on 05/05/1987 in Real Book 128, Page 956, in the Probate Office of Shelby County, Alabama, and he was also known as Glenn Houser, as further set out in his Last Will and Testament in Shelby County Probate Case No. PR-2024-000980.

Debbie Lynn Hamby is one and the same person as Debbie Lynn Houser Hamby.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$388,408.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 21 day of April, 2025.

Debbie Lynn Hamby

**Debbie Lynn Hamby, as Personal Representative
of the Estate of Wallace Glenn Houser, deceased,
Shelby County Probate Case No. PR-2024-000980**

STATE OF Alabama

COUNTY OF Lee

I, the undersigned Notary Public in and for said County and State, hereby certify that **Debbie Lynn Hamby**, whose name as Personal Representative of the Estate of Wallace Glenn Houser, deceased, Shelby County Probate Case No. PR-2024-000980, 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, she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate on the day the same bears date.

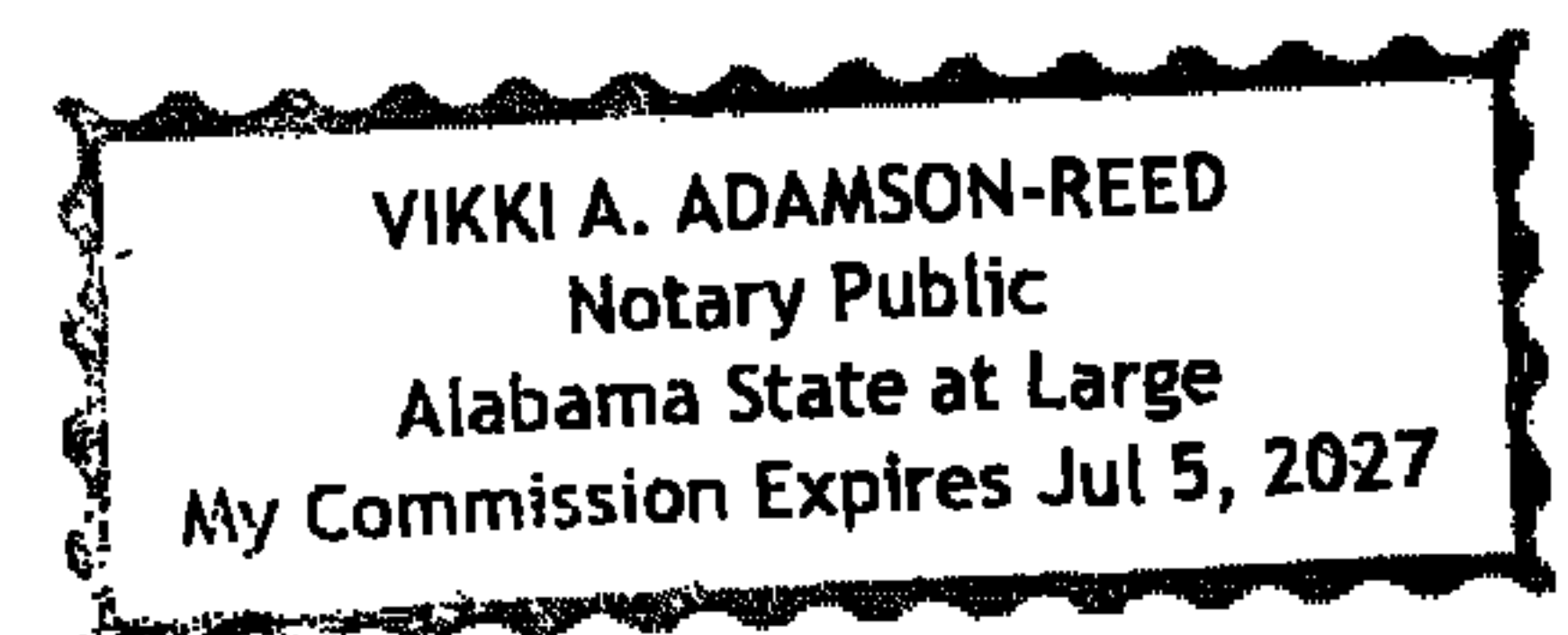
Given under my hand and official seal this 21 day of April, 2025.

Vikki A. Adamson-Reed

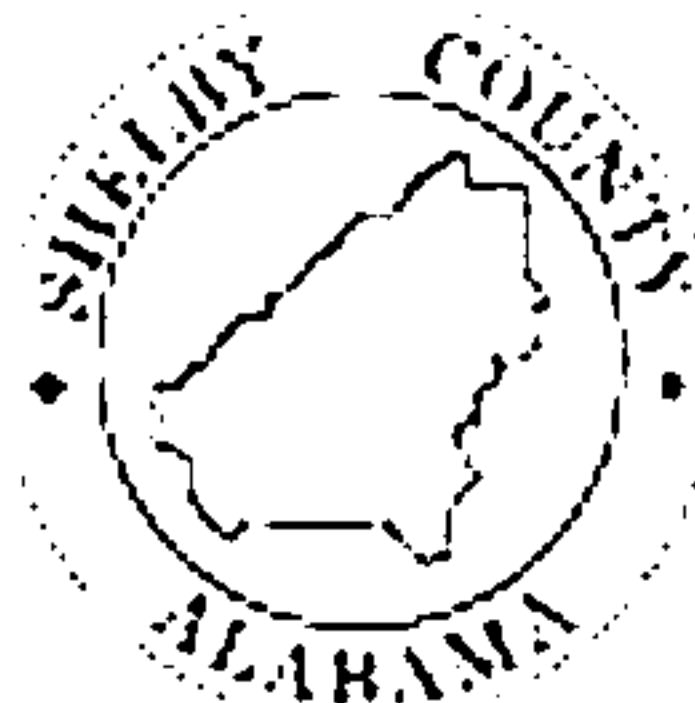
Notary Public

Print Name: *Vikki A. Adamson-Reed*

My Commission Expires: *July 5, 2027*



File No.: PEL-12461



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/23/2025 11:55:11 AM
\$29.00 BRITTANI
20250423000120380

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