



20250516000150050 1/2 \$92.00
Shelby Cnty Judge of Probate, AL
05/16/2025 01:02:00 PM FILED/CERT

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered as of the 15th day of May, 2025, by **PAIGE B. HILL** and **LEWIS H. HILL, II**, a married couple (collectively, "Grantors"), in favor of **AUDRA HILL BURKE**, a married individual ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee to Grantors, the receipt and sufficiency of which are hereby acknowledged by Grantors, Grantors do by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the real estate situated in Shelby County, Alabama, more particularly described as **Lot 1 according to Hill's Highway 5 Subdivision recorded in Map Book 60, Page 34 and Instrument No. 20240808000246690 in the Office of the Judge of Probate of Shelby County, Alabama**, together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining (the "Property"), subject to ad valorem taxes for the 2025 tax year and all subsequent years, and all matters of record (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1 and is verified by the signature of Grantors below:

Grantors' Names and Mailing Addresses: Grantee's Name and Mailing Address:

Paige B. Hill & Lewis H. Hill, II
3459 Loch Ridge Trail
Hoover, Alabama 35216

Audra Hill Burke
4910 Cox Cove
Helena, Alabama 35080

Property Address: Lot 1 Hill's Hwy 5 Subdiv. recorded in Map Bk 60, Pg 34

Assessor's Market Value: \$66,920.00

[Signature page follows]



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IN WITNESS WHEREOF, Grantors have caused this Deed to be executed as of the day and year first above written.

GRANTORS:

Paige B. Hill
Paige B. Hill

Lewis H. Hill, II
Lewis H. Hill, II

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Paige B. Hill and Lewis H. Hill, II, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she and he each executed the same voluntarily on the day the same bears date.

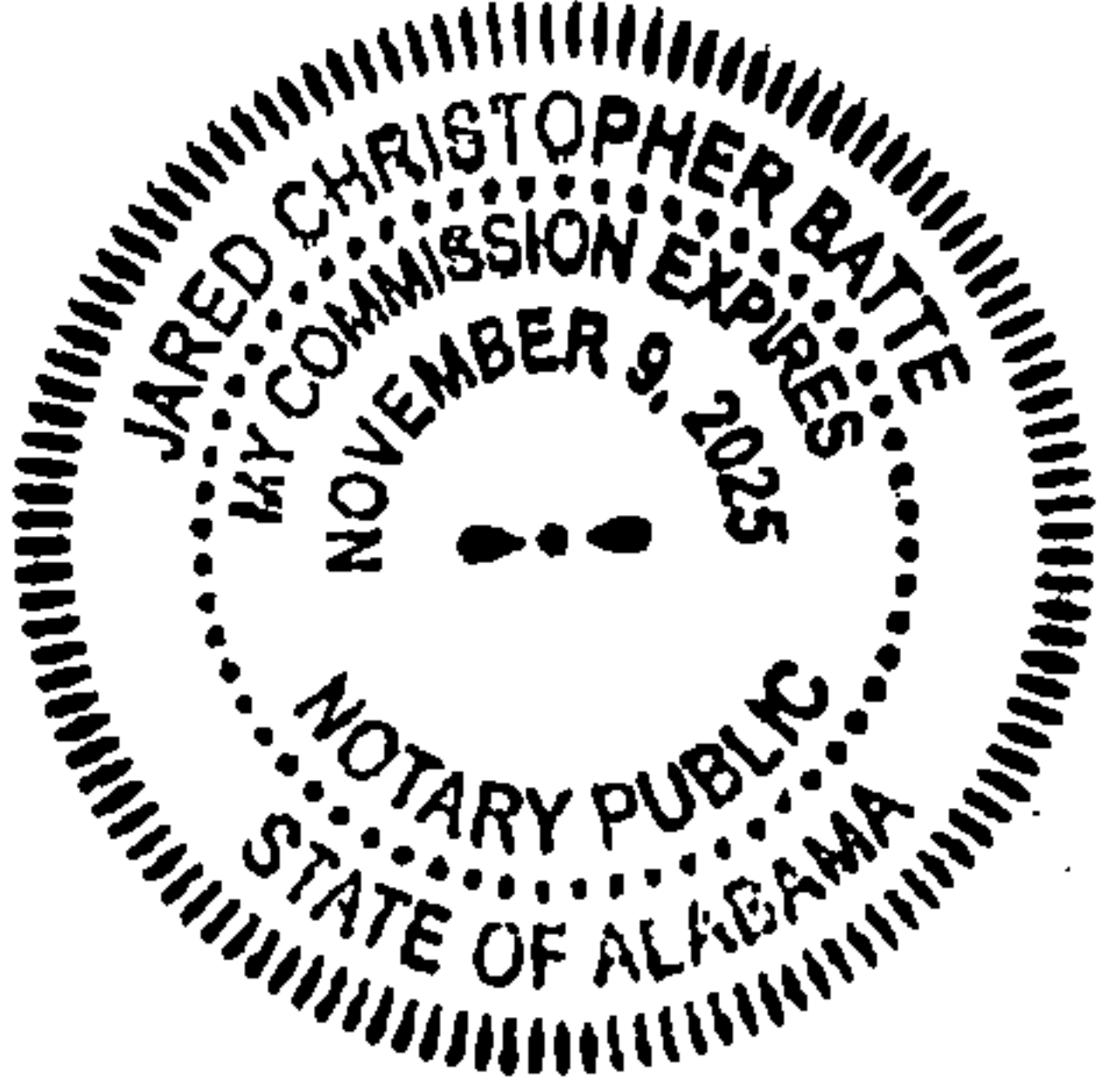
Given under my hand and official seal this 15th day of May, 2025.

Jared Christopher Batte
Notary Public
My Commission Expires: Nov. 9, 2025

[SEAL]

TITLE NOT EXAMINED

This instrument prepared by:
Jared C. Batte, Esq.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County



PM