

**SEND TAX NOTICE TO:**

Arthur W. Agee, III and Katy W. Agee  
6516 Quail Run Drive  
Hoover, AL 35124

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 **FOUR HUNDRED SEVENTY THOUSAND AND 00/100 (\$470,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Frances A. Hill, an unmarried woman**, whose address is 235 Inverness Center Drive Birmingham AL. 35242 (hereinafter "Grantor", whether one or more), by **Arthur W. Agee III and Katy W. Agee**, whose address is 6516 Quail Run Drive, Hoover, AL 35124 (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 **Arthur W. Agee, III and Katy W. Agee, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 6516 Quail Run Drive, Hoover, AL 35124 to-wit:**

**Lot 45, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Frances A. Hill is the surviving grantee of that certain deed recorded in Instrument # 20130729000307420 in the Office of the Judge of Probate of Shelby County, Alabama; the other grantee, William M. Hill having died on or about the 28<sup>th</sup> day of March, 2021.**

**William M. Hill was one and the same person as William Marion Hill Jr..**

**6516 Quail Run Drive, Hoover, AL 35124 is also known as 6516 Quail Run Drive, Pelham, AL 35124, being one and the same property.**

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 \$295,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, 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 15th day of September, 2025.

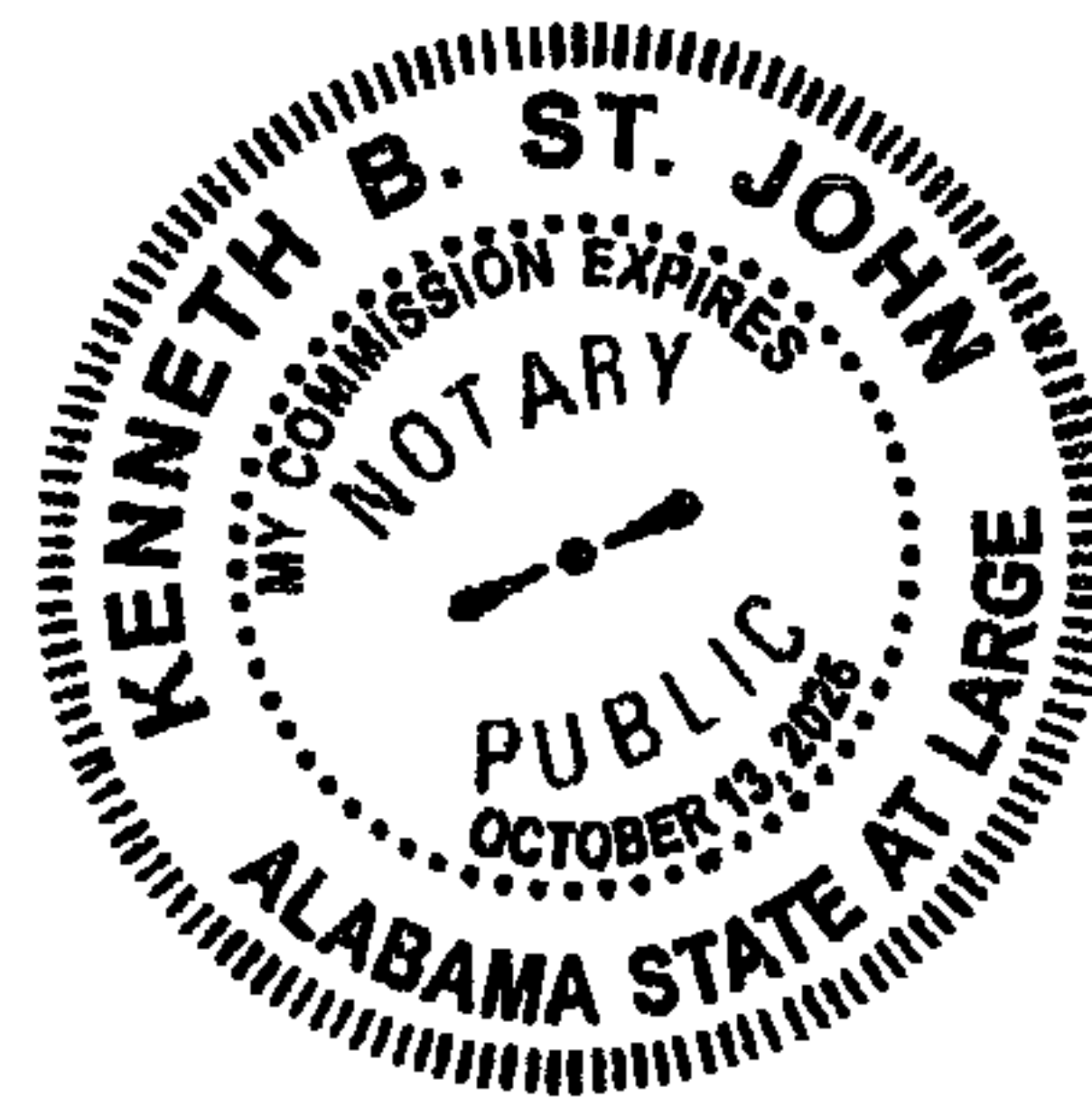
  
Frances A. Hill

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Frances A. Hill whose name 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 executed the same voluntarily on the day the same bears date.

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

  
Notary Public : Kenneth B. St. John  
My Commission Expires: 10/13/2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/16/2025 12:03:34 PM  
\$200.00 PAYGE  
20250916000283320

