



20120503000154050 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/03/2012 12:47:30 PM FILED/CERT

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **ONE HUNDRED FIFTY AND NO/100 (\$150,000.00)** and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, **GLADYCE E. MILLER, AN UNMARRIED INDIVIDUAL** (herein referred to as said GRANTORS do by these presents GRANT, BARGAIN, SELL and CONVEY unto, **CHRISTOPHER D. KING AND DOMINIQUE G. KING**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 23, BLOCK 1, ACCORDING TO THE SURVEY OF GROSS' ADDITION TO ALTADENA SOUTH, FIRST PHASE OF FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 146,197.⁰⁰ OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

GLADYCE E. MILLER, GRANTOR HEREIN, IS THE SOLE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN BOOK 319, PAGE 7, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; SAM J. MILLER, OTHER GRANTEE HAVING DIED ON OR ABOUT OCTOBER 23, 1997.

Subject to: Easements, restrictive covenants and rights of ways as shown by the public records. Ad valorem taxes for the year 2012 and any subsequent years.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 26th day of April, 2012.

Gladyce E. Miller
GLADYCE E. MILLER

BY: Samuel Jones Miller III AIF
SAMUEL JONES MILLER, III
ATTORNEY-IN-FACT

STATE OF Georgia

COUNTY OF Troup

I, the undersigned, a Notary Public in and for said county and state hereby certify, GLADYCE E. MILLER, BY SAMUEL JONES MILLER, III, ATTORNEY-IN-FACT, whose name(s) is/are signed to the forgoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity of Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 26th day of April, 2012.

My Comm. Exp.:
1-31-15

Brandi Knox
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
THE SNOODY LAW FIRM, LLC
2106 DEVEREUX CIRCLE, SUITE 150
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:



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Gladyce E. Miller
GLADYCE E. MILLER

BY: Gregory Eubank Miller AIF
GREGORY EUBANK MILLER
ATTORNEY-IN-FACT

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county and state hereby certify, GLADYCE E. MILLER, BY GREGORY EUBANK MILLER, ATTORNEY-IN-FACT, whose name(s) is/are signed to the forgoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity of Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 26th day of April, 2012.

My Comm. Exp.:

[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
THE SNOODY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

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Shelby County, AL 05/03/2012
State of Alabama
Deed Tax: \$4.00