

**THIS INSTRUMENT PREPARED BY:**  
George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**  
JENNIFER LEIGH MILLER  
2607 N. CHANDALAR LANE  
PELHAM, ALABAMA 35124

**WARRANTY DEED**



20120525000185600 1/1 \$14.00  
Shelby Cnty Judge of Probate, AL  
05/25/2012 09:10:50 AM FILED/CERT

**STATE OF ALABAMA        )**  
**SHELBY COUNTY        )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Ninety Three Thousand Five Hundred and 00/100 Dollars (\$93,500.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, SHIRLEY G. KARNER, AN UNMARRIED PERSON (herein referred to as "Grantor"), do grant, bargain, sell, and convey unto JENNIFER LEIGH MILLER (herein referred to as "Grantee"), all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

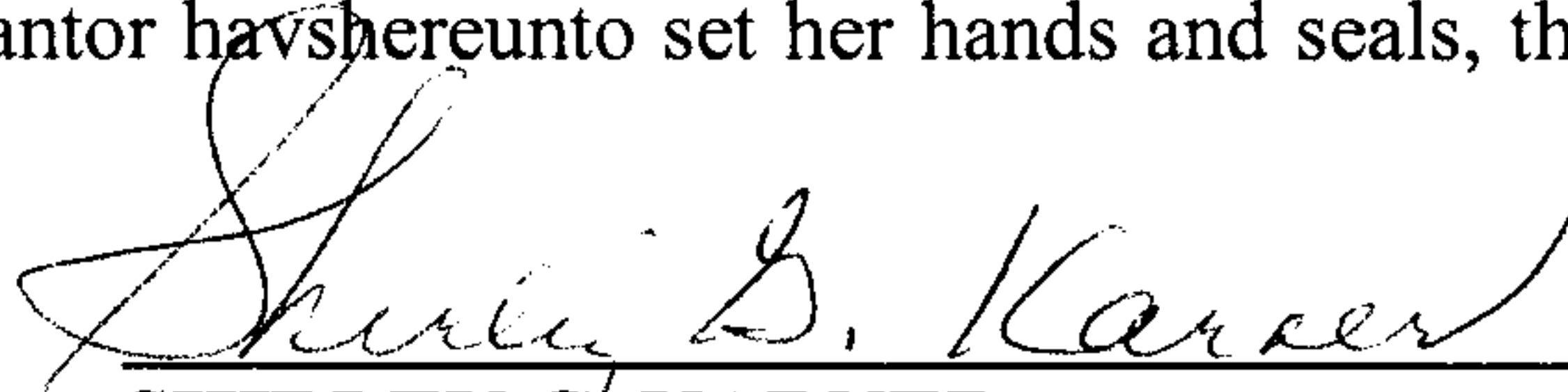
**LOT 50-A, ACCORDING TO THE RESURVEY OF LOTS 8,9,10,11,49,50,51,52 AND 53, OF CHANDA TERRACE, THIRD SECTOR, AS RECORDED IN MAP BOOK 12, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

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.

\$91,805 OF THE PURCHASE PRICE WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and her assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and her assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has hereunto set her hands and seals, this 16<sup>th</sup> day of MAY, 2012.

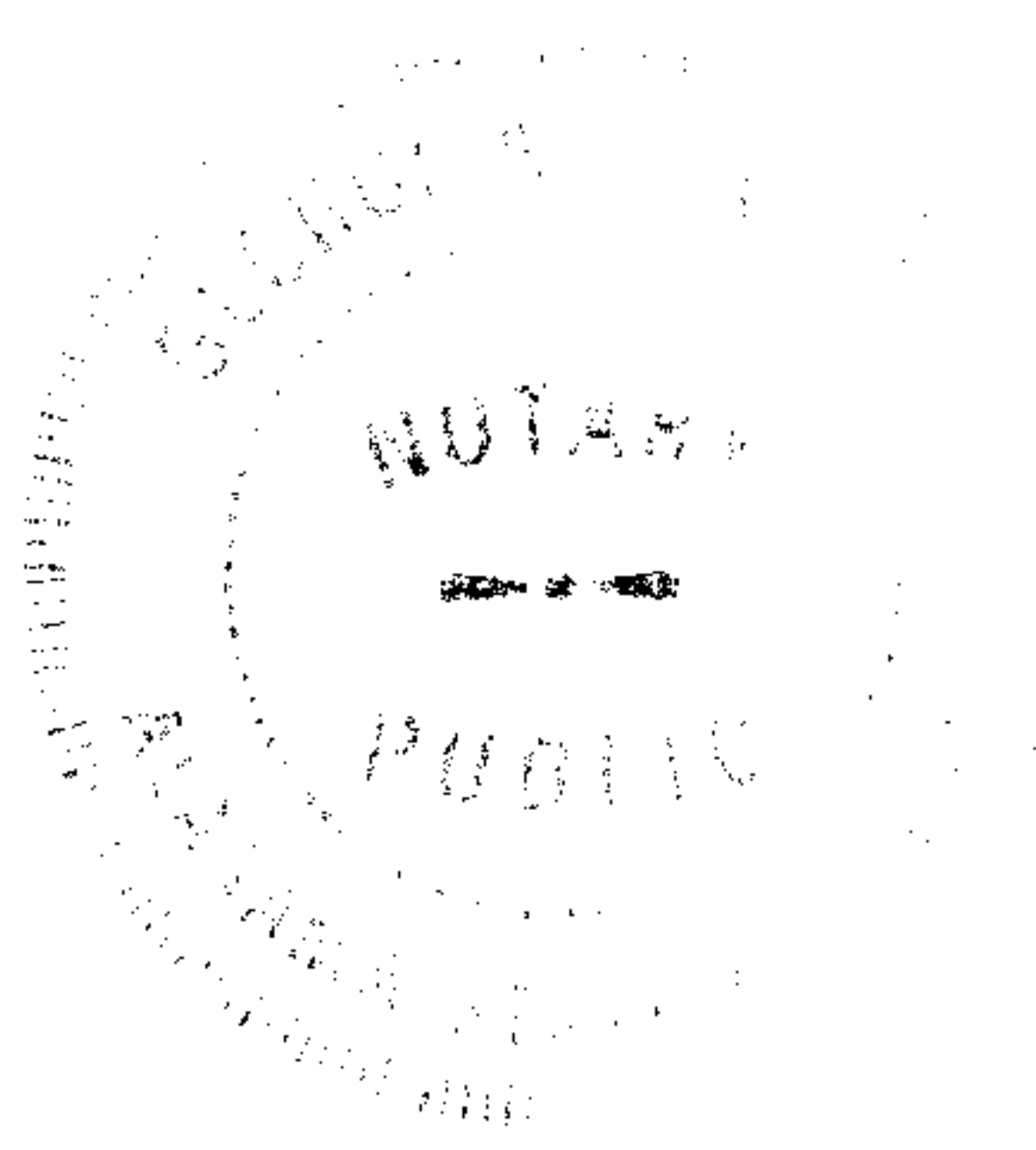
  
\_\_\_\_\_  
**SHIRLEY G. KARNER**


Shelby County, AL 05/25/2012  
State of Alabama  
Deed Tax: \$2.00

**STATE OF ALABAMA        )**  
**SHELBY COUNTY        )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, SHIRLEY G. KARNER, 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 16<sup>th</sup> day of MAY, 2012.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/27/2014