

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Kathryn L. Brown  
2576 Mooney Road  
Columbiana, AL 35051

**STATE OF ALABAMA**

**20171003000360090**

**COUNTY OF SHELBY**

**10/03/2017 11:49:17 AM**

**DEEDS 1/3**

Know All Men by These Presents: That in consideration of **Eighty Thousand and no/100 Dollars (\$80,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **TERRY LYNN MILLER and RACHEL L. MILLER, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **KATHRYN L. BROWN** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$80,808.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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

In Witness Whereof, we have hereunto set our hands and seals this 29th day of September, 2017.

  
\_\_\_\_\_  
**TERRY LYNN MILLER**

  
\_\_\_\_\_  
**RACHEL L. MILLER**

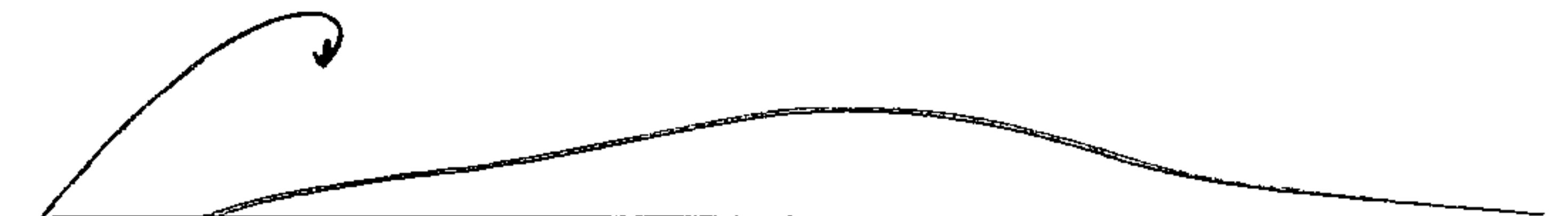
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **TERRY LYNN MILLER and RACHEL L. MILLER**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2017.

CHRISTINA ELIZABETH WALL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
January 30, 2021

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 01/30/2021

## EXHIBIT "A"

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Commence at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 Section 32, Township 21 South, Range 1 East, according to the Survey by Frank Wheeler, dated April 2, 1976; thence run West along the North line of said 1/4 - 1/4 Section 876.64 feet; thence left 90° and run 50.85 feet to a point on the South right of way of County Highway No. 78 and also the Northwest corner of Benny Talton property according to the Wheeler survey and the Point of Beginning; thence continue along last described course 334.40 feet; thence right 89°16' and run 130.00 feet; thence right 90°44' and run 334.40 feet to a point on the South right of way of County Highway 78; thence right 89°16' and run 130.00 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

**PARCEL NO.: 20-9-32-0-000-019.003**

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name TERRY LYNN MILLER
Mailing Address RACHEL L. MILLER
3677 Blue Springs Rd
Wilsonville, AL 35186

Grantee's Name KATHRYN L. BROWN
Mailing Address 2576 Mooney Road,
Columbiana, AL 35051

Property Address 2576 Mooney Road
Columbiana, AL 35051

Date of Sale September 29, 2017
Total Purchase Price \$ 80,000.00

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Or
Actual Value \$
Or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
X Sales Contract Other
X Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2017 11:49:17 AM
\$22.00 CHERRY
20171003000360090

Handwritten signature