20050920000487200 1/1 $196.00
Shelby Cnty Judge of Probate, AL
09/20/2005 10:07:57AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA **SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Eighty Five Thousand and No/100 ($185,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **Miller Realty Group, LLC.**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Charles E. Bates, III**, referred to as Grantee(s), his heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 521, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 5TH SECTOR, PHASE III, AS RECORDED IN MAP BOOK 33, PAGE 56, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.

Ad valorem taxes for the year 2006, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 13th day of September, 2005.

MILLER REALTY GROUP, LLC

BY: _____

KEITH B. MILLER, MANAGING MEMBER

Shelby County, AL 09/20/2005
State of Alabama

Deed Tax:$185.00

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Keith B. Miller, Managing Member of Miller Realty Group, LLC, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, in his capacity of Managing Member and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 13th day of September, 2005.

My Commission Exp: _____

_____
Notary Public

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
Moseley & Associates, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

CHARLES E. BATES, III

_____

_____

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06