

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, AL 35201

Send Tax Notice To:

Jason L. Miller
802 Daventry Lane
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of One Hundred Ten Thousand and 00/100 (\$110,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Dwight A. Sandlin**, a married man, do hereby grant, bargain, sell and convey unto JASON MILLER, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A"


\$107,211.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

This is not nor ever has been the homestead of the Grantor nor his spouse.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are 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 my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of May, 2011.


Dwight A. Sandlin

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dwight A. Sandlin**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May, 2011.

My Commission Expires:


Notary Public

GARY JONES
NOTARY PUBLIC
ALABAMA
STATE AT LARGE
COMMISSION EXPIRES: 04.22.12

Shelby County, AL 05/10/2011
State of Alabama
Deed Tax: \$3.00



20110510000140510 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/10/2011 02:33:10 PM FILED/CERT

EXHIBIT "A"

Lot 108-A, according to the Survey of Daventry Amended Plat of Sector II, as recorded in Map Book 27, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes not yet due and payable;
- (2) Easement(s), building line(s) and restriction(s) as shown on recorded map;
- (3) Restrictions and covenants appearing of record in Inst. No. 1999-29871, Inst. No. 1999-33485 and Inst. No. 2000-2403;
- (4) Right of Way granted to Water Works Board of the City of Calera recorded in Inst. No. 1998-1149;
- (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;
- (6) Right of way granted to Alabama Power Company recorded in Volume 103, Page 170; Volume 205, Page 674; Volume 198, Page 478 and Volume 177, Page 493;
- (7) Easement granted to Southern Natural Gas as recorded in Volume 90, Page 241.



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