

This instrument prepared by:

John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:

Scott M. Cone
242 Strathaven Lane
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)



20130307000096450 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/07/2013 03:37:06 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Twenty-One Thousand And No/100 Dollars (\$221,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, James H. Miller and Gail F. Miller, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Scott M. Cone and Tiffany Cone (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1625, according to the Final Plat of Strathaven at Ballentrae, Phase I, as recorded in Map Book 37, Page 128, 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.

Two Hundred Twenty-Eight Thousand Two Hundred Ninety-Three And No/100 Dollars (\$228,293.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 28, 2013.

James H. Miller
James H. Miller
Gail F. Miller
Gail F. Miller

STATE OF Pennsylvania)
COUNTY OF Lehigh)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Miller and Gail F. Miller who are known to me and have acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 28 th day of February, 2013.

Brenda Lee Santee
Notary Public

Commission Expires:
July 19 2014

NOTARIAL SEAL
BRENDA LEE SANTEE
Notary Public
COOPERSBURG BORO., LEHIGH CNTY
My Commission Expires Jul 19, 2014

Real Estate Sales Validation Form

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

Grantor's Name James H. Miller and Gail F. Miller

Grantee's Name Scott M. Cone

Mailing Address 242 Strathaven Lane
Pelham, AL 35124

Mailing Address 242 Strathaven Lane
Pelham, AL 35124

Property Address 242 Strathaven Lane
Pelham, AL 35124

Date of Sale February 28, 2013

Total Purchase Price \$221,000.00

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

Sales Contract

Other:

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 - James H. Miller and Gail F. Miller, 242 Strathaven Lane, Pelham, AL 35124.

Grantee's name and mailing address - Scott M. Cone, 242 Strathaven Lane, Pelham, AL 35124.

Property address - 242 Strathaven Lane, Pelham, AL 35124

Date of Sale - February 28, 2013.

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.

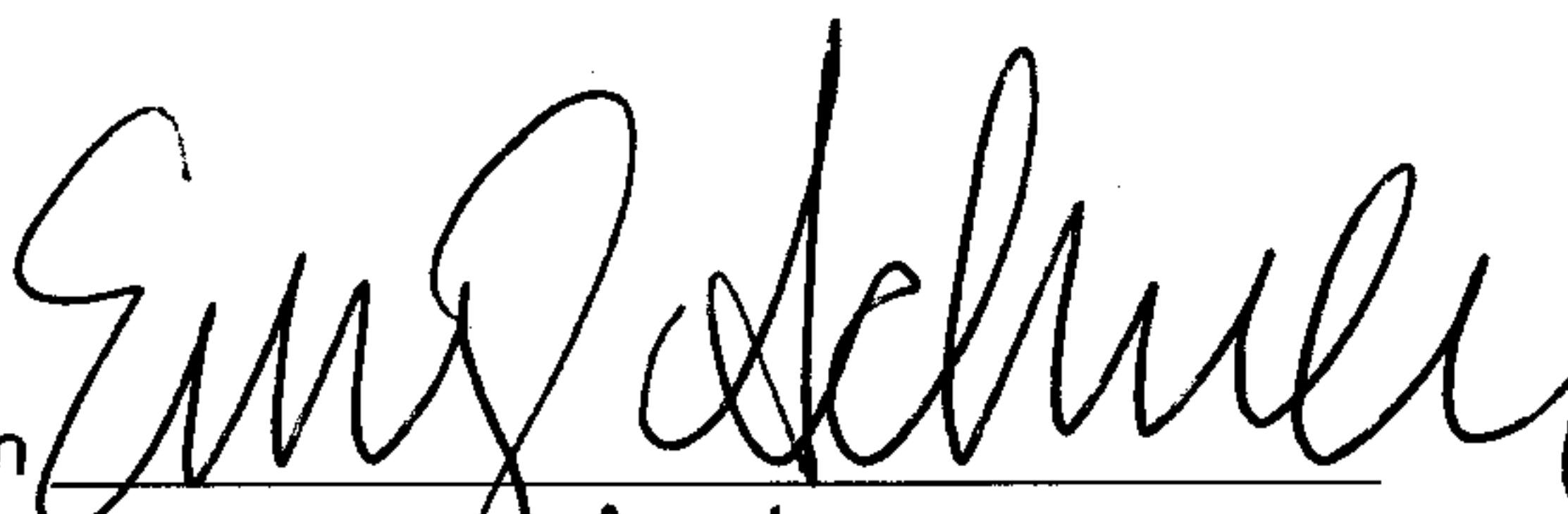
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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: February 28, 2013

Sign


Agent

20130307000096450 2/2 \$16.00

Shelby Cnty Judge of Probate, AL

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