



20130410000147410 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
04/10/2013 11:23:10 AM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that Penny L. Harris-Johnson, an unmarried woman, (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable considerations, which are hereby acknowledged, paid to said Grantor by William A. Miller, Jr., (hereinafter referred to as "Grantee"), do hereby, GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, his heirs and assigns, the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

My undivided one half interest in and to the following described property: Commencing at the southwest corner of Section 26, Township 24 North, Range 15 East, Shelby County, Alabama; thence east along south boundary of said section 923.14 feet to a point; thence turn 85°15' left and run a distance of 121.00 feet to the point of beginning; thence continue in the same direction a distance of 140.00 feet to a point; thence turn an angle of 90° left and run a distance of 163.00 feet to a point on the 397 contour line of Lay Lake; thence run in a southeasterly direction along the 397 contour line of said Lay Lake to a point that is 140.00 feet northwesterly of and perpendicular to the point of beginning; thence turn an angle left and run a distance of 140 feet to the point of beginning.

LESS AND EXCEPT that part of the above property lying within a cul-de-sac.

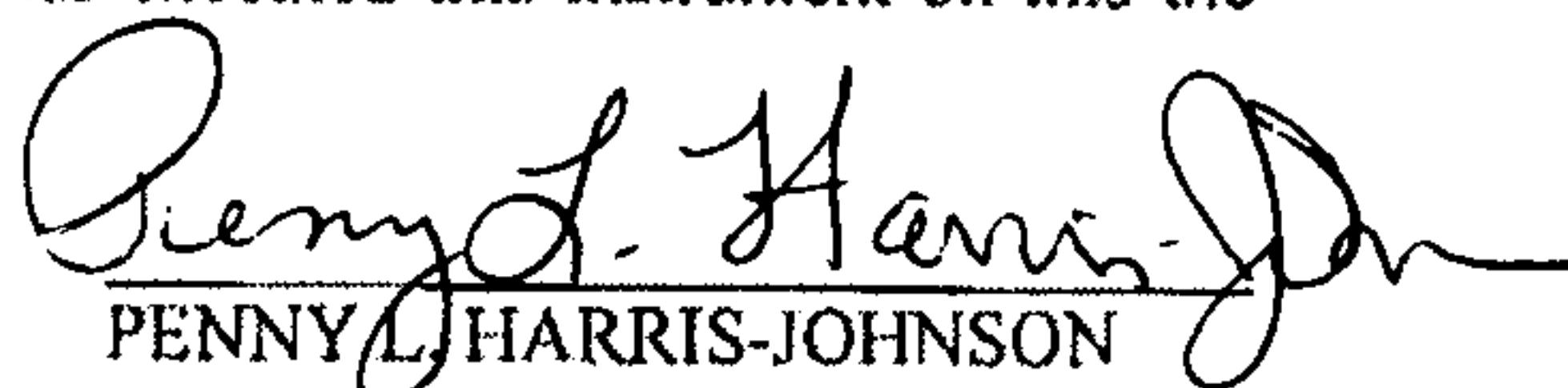
Subject to flood easement and other rights granted to Alabama Power Company for Lay Lake.

Source of title: Instrument No. 2007062700300530.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned other than disclosed herein.

TO HAVE AND TO HOLD the aforegranted premises to the said Grantee, his heirs and assigns, forever.

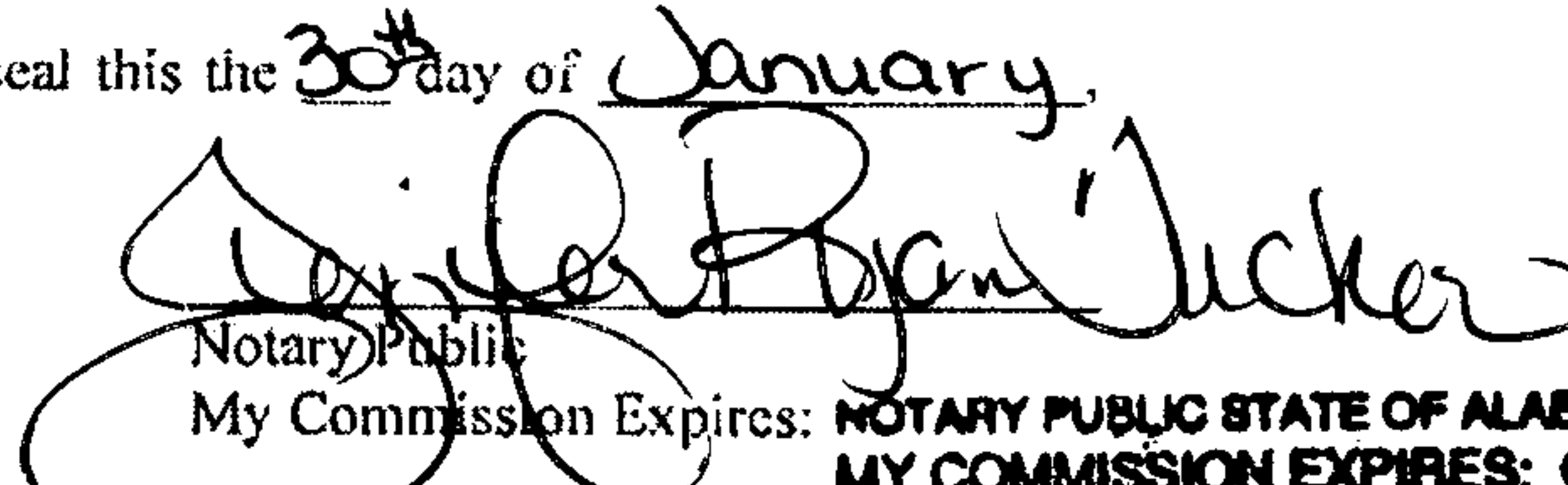
IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 30<sup>th</sup> day of January, 2013.

  
PENNY L. HARRIS-JOHNSON

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said State, do hereby certify that Penny L. Harris-Johnson, 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 above and foregoing conveyance, she executed the same before me.

Given under my hand and official seal this the 30<sup>th</sup> day of January, 2013.

  
Notary Public  
My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Oct 3, 2013**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

THIS INSTRUMENT PREPARED BY:  
Mark O. South, Attorney at Law  
1207 1<sup>st</sup> Avenue SW  
Cullman, Alabama 35055  
(256) 734-3800

Send tax notice to:  
William A. Miller, Jr.  
60 Lily Lane  
Shelby, AL 35143

# Real Estate Sales Validation Form

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

Grantor's Name Penny L. Harris-Johnson  
Mailing Address 211 Clairmont Rd  
Sterrett, AL 35147

Grantee's Name William A. Miller  
Mailing Address 60 Lily Lane  
Shelby, AL 35143

Property Address 60 Lily Lane  
Shelby, AL 35142

Date of Sale 1/30/2013  
Total Purchase Price \$

or  
Actual Value \$ 54,000.00

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  
☐ Sales Contract  
☐ Closing Statement  
☒ Appraisal  
☐ Other

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 being conveyed by the instrument offered for record.

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Actual value - if the property is not being sold, the true value of the property 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 3/6/2013

Print Lynn Day

☐ Unattested

(verified by)

Sign Lynn Day VP  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1