

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
4501 Pine Tree Circle  
Vestavia Hills, Alabama 35243

SEND TAX NOTICE TO:  
Willie Scott  
2024 Ashley Brook Way  
Helena, AL 35080

**WARRANTY DEED**  
**Joint Tenants With Right of Survivorship**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ninety-One Thousand and 00/100 Dollars (\$91,000.00)** and other good and valuable consideration paid in hand by the GRANTEEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

**Helen Miller, an unmarried woman**

(herein referred to as GRANTOR, whether one or more) do, grant, bargain, sell and convey unto

**Willie Scott and Alison Scott**

(herein referred to as GRANTEEES, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

**Lot 22, according to the Survey of Ashley Brook, as recorded in Map Book 22, Page 78, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted. Subject to current taxes, easements, covenants, conditions and restrictions of record.

**Zero (\$0.00)** of the consideration was paid from a mortgage loan.

**TO HAVE AND TO HOLD** Unto the said GRANTEEES as joint tenants, with right of survivorship, his/her/their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have set my hand and seal, this the 1<sup>st</sup> day of July, 2013.

  
Helen Miller

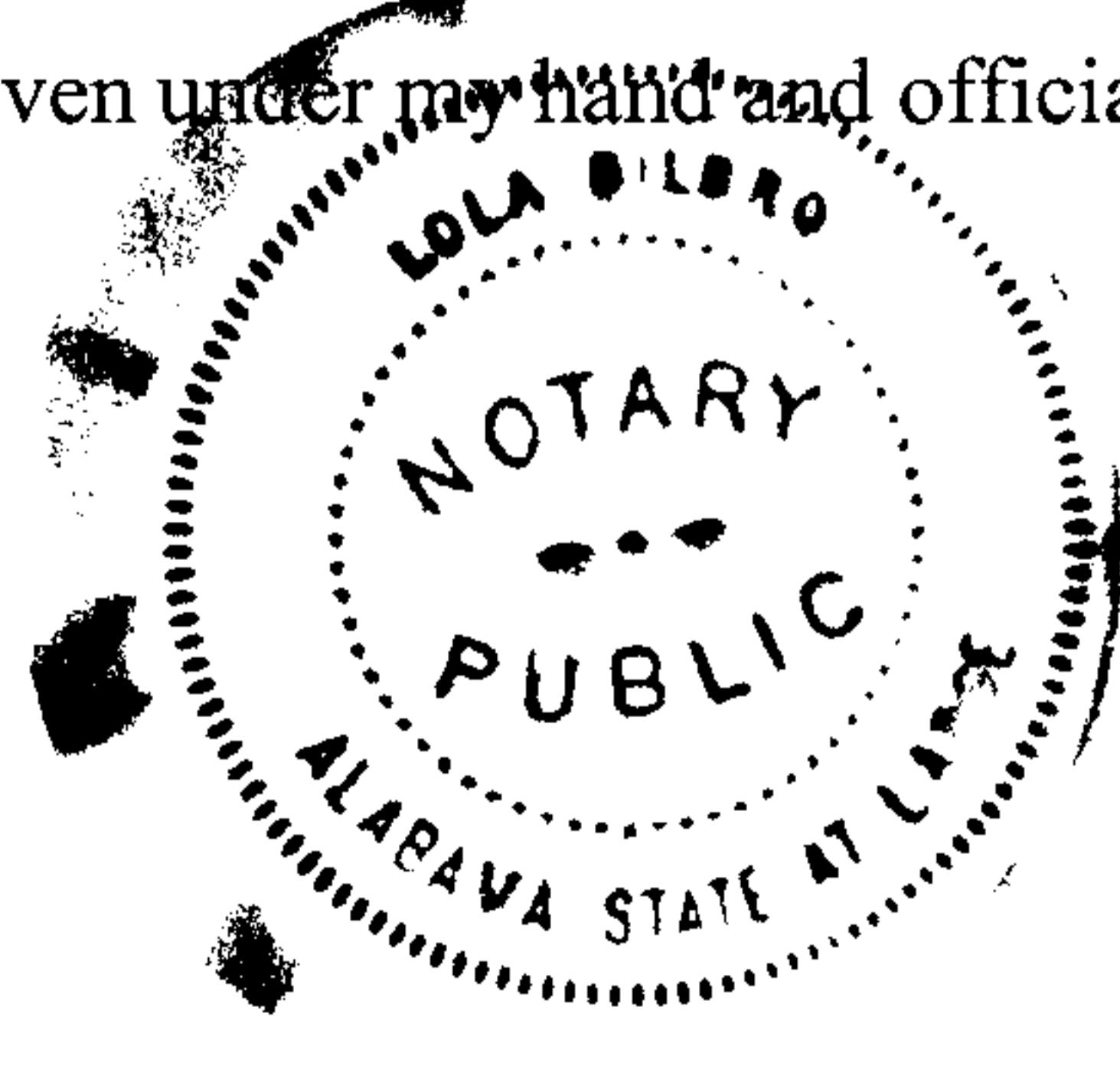
  
20130710000280390 1/2 \$106.00  
Shelby Cnty Judge of Probate, AL  
07/10/2013 09:13:38 AM FILED/CERT

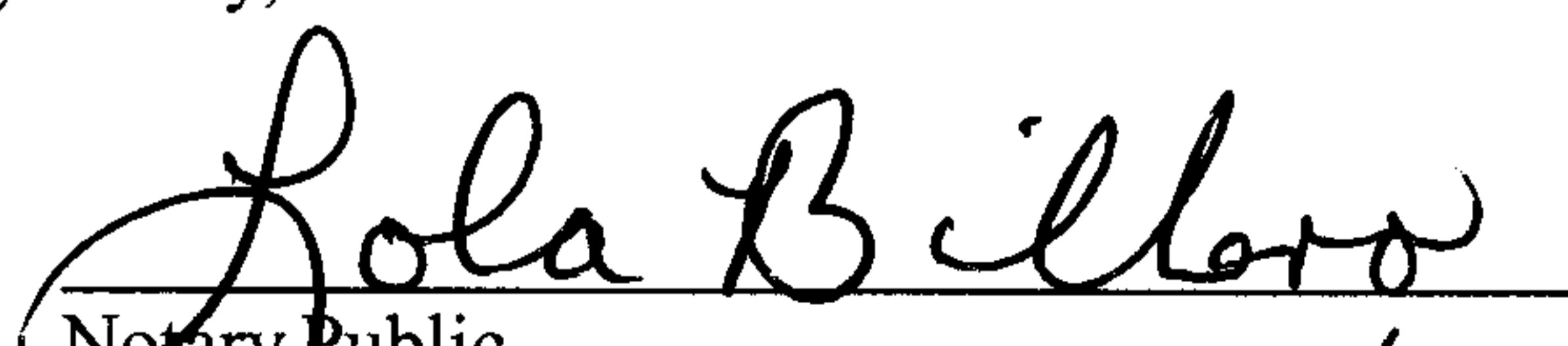
Shelby County, AL 07/10/2013  
State of Alabama  
Deed Tax:\$91.00

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Helen Miller 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of July, 2013.



  
Notary Public  
My Commission Expires: 9-19-16

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Sept 19, 2016  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

13-1167

# Real Estate Sales Validation Form

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

Grantor's Name: Helen Miller

Grantee's Name: Willie Scott  
Alison Scott

Mailing Address: 2024 Ashley Brook Way  
Helena, AL 35080

Mailing Address: \_\_\_\_\_

Property Address: 2024 Ashley Brook Way  
Helena, AL 35080

Date of Sale: 7/1/13 Total Purchase Price: \$ 91,000.00 **89,000.00**

OR Actual Value: \$ \_\_\_\_\_

OR Assessor's Value: \$ \_\_\_\_\_

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 40-22-1 (h).

Date: 7/1/13

Print Name: Alison Scott

Signature: Alison Scott

Grantor  Grantee  Owner  Agent

Unattested \_\_\_\_\_  
(Verified by)

  
20130710000280390 2/2 \$106.00  
Shelby Cnty Judge of Probate, AL  
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