

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



20140207000036130 1/3 \$200.00
Shelby Cnty Judge of Probate, AL
02/07/2014 04:10:47 PM FILED/CERT

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WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 02/07/2014
State of Alabama
Deed Tax: \$180.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Eighty Thousand and no/100's Dollars (\$180,000.00)** to the undersigned grantor,

Jerry R. Adams, Jr., a married man

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Marcus B. Miles and Linda J. Miles

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 109, according to the Survey of Kirkman Preserve - Phase 1B, as recorded in Map Book 43, Page 140, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Taxes for the year 2014 and subsequent years.**
- 2. 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.**
- 3. Right-of-way granted to Alabama Power Company recorded in Deed Book 101, Page 570; Deed Book 187, Page 372; Deed Book 194, Page 336; Deed Book 197, Page 387; Deed Book 217, Page 750; Deed Book 220, Page 67 (Shelby County) and Volume 6271, Page 463 (Jefferson).**
- 4. Rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 201, Page 363 and Deed Book 201, Page 365.**
- 5. Right-of-way granted to Shelby County recorded in Deed Book 216, Page 22 to Page 26 and Deed Book 218, Page 262.**
- 6. Rights of others in and to the use of easements for ingress, egress and utilities reserved in Deed Book 331, Page 329; Inst. No. 1993-31528 and Inst. No. 1993-31529.**
- 7. Terms, agreements and right of way to Alabama Power Company as recorded in Inst. No. 20050803000391990.**
- 8. Riparian and other rights created by the fact that the subject property fronts on Moon Glow Lake, pond and streams.**

9. Easement to Alabama Gas Company and mineral and mining rights incident thereto recorded in Real Volume 3192, Page 293 in the Probate Office of Jefferson County, Alabama.

10. Declaration of Covenants, Conditions and Restrictions as recorded in Inst. No. 20140204000031140.

The above described property is not the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, 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 or more grantees 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 grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 3rd day of February, 2014.

WITNESS:

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Jerry R. Adams, Jr.

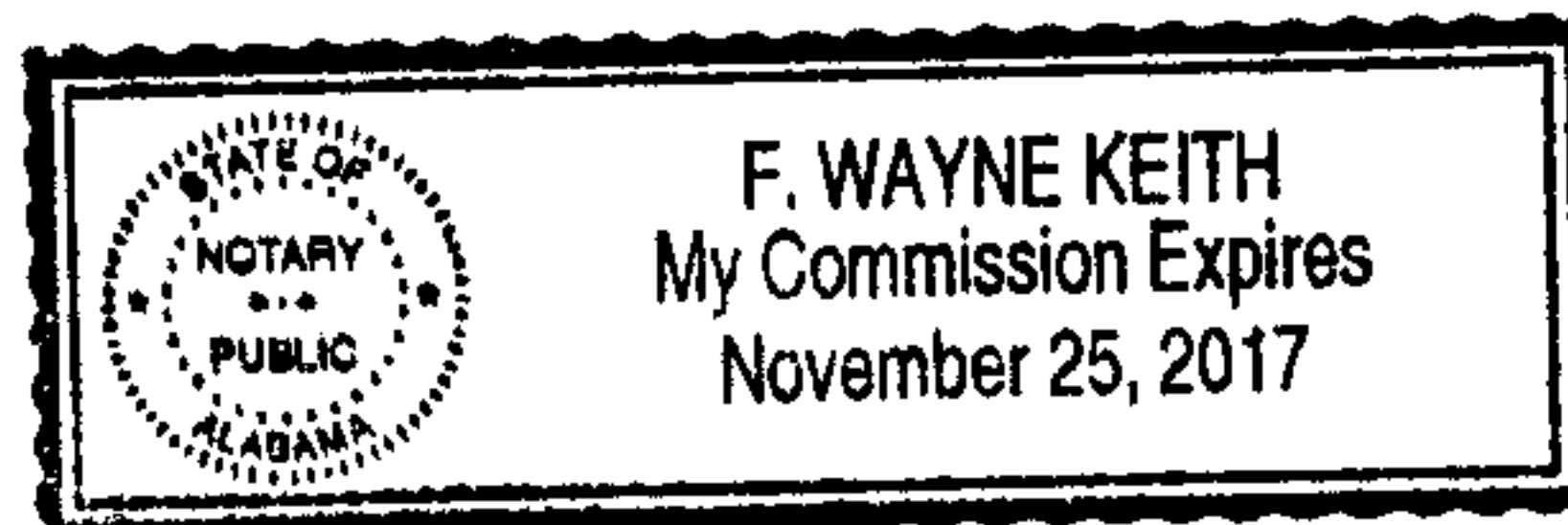
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jerry R. Adams, Jr., whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 3rd day of February, 2014.

Notary Public

SEND TAX NOTICE TO:
Marcus B. Miles
2116 Lake Heather Way
Birmingham, Alabama 35242



Real Estate Sales Validation Form

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

Grantor's Name: Jerry R. Adams, Jr.-grantee

Mailing Address : 2027 English Oak Lane
Helena, AL 35080

Grantee's Name: Marcus B. Miles
Linda J. Miles

Mailing Address: 2116 Lake Heather Way
Birmingham, AL 35242

Property Address: Lot 109 Kirkman Preserve

Date of Transfer: February 3, 2014

Total Purchase Price \$180,000.00

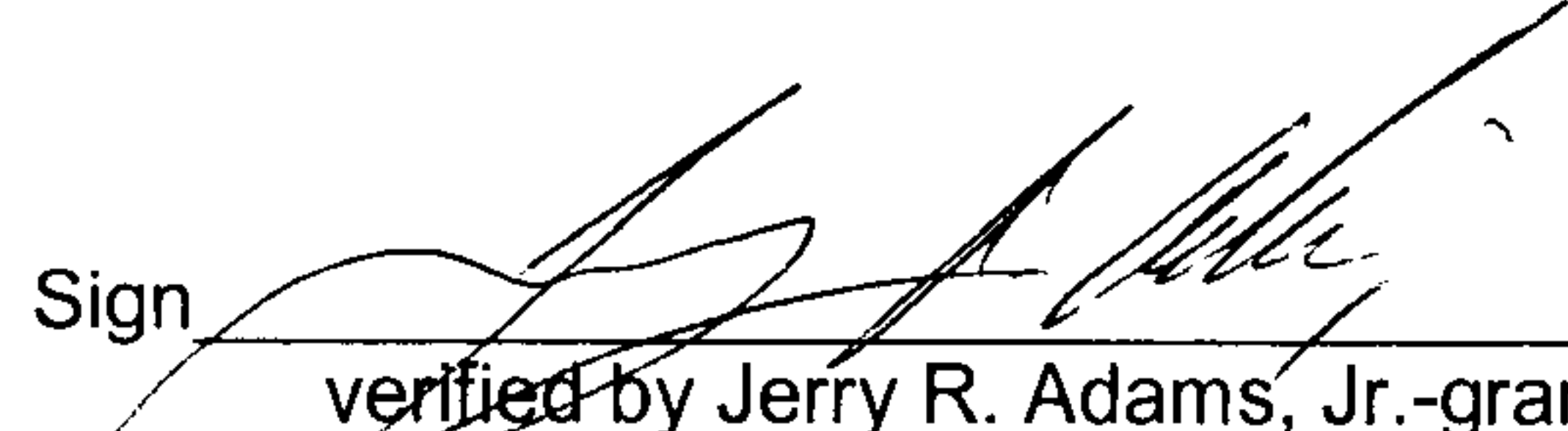
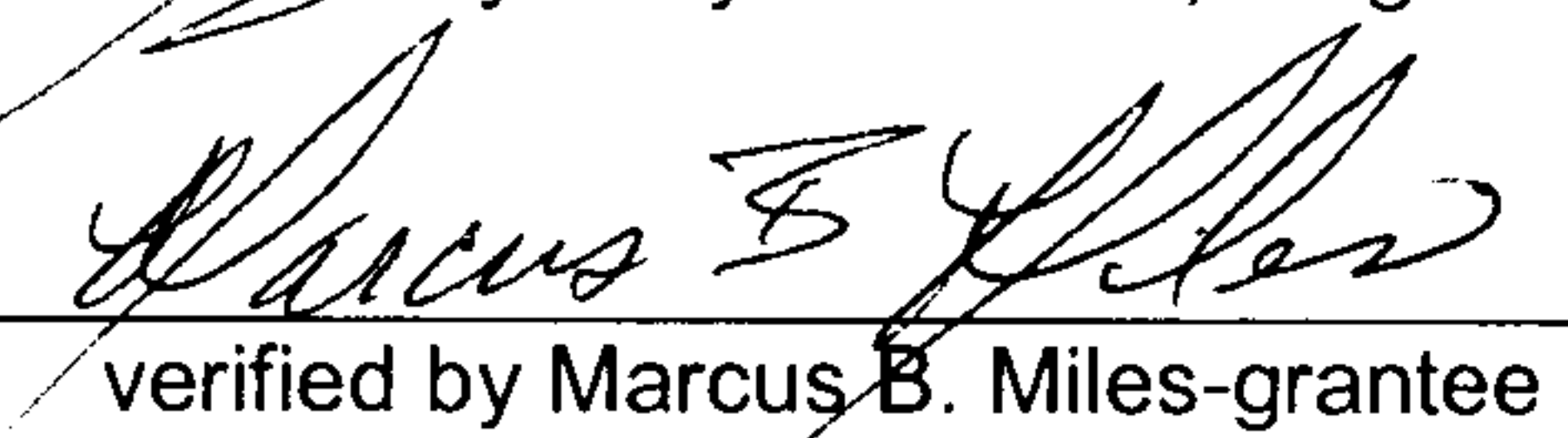
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

	Bill of Sale	Appraisal
x	Sales Contract	Other
x	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.

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 3, 2014

Sign	
x	verified by Jerry R. Adams, Jr.-grantor
Sign	
x	verified by Marcus B. Miles-grantee



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