

Send tax notice to:

NAN RYAN
215 SARATOGA LANE
CALERA, ALABAMA, 35040

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2014191

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Two Thousand and 00/100 Dollars (\$92,000.00) **the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, KAREN B. MILLER, A SINGLE INDIVIDUAL whose mailing address**

is: 314 Carroll Dr NW, Callman AL 35057

(hereinafter referred to as "Grantors") by NAN RYAN **whose mailing address is:**

215 Saratoga Ln, Calera AL 35040 (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 29, ACCORDING TO THE SURVEY OF A FINAL PLAT OF THE COTTAGES OF SARATOGA, PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
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. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2003-487000.

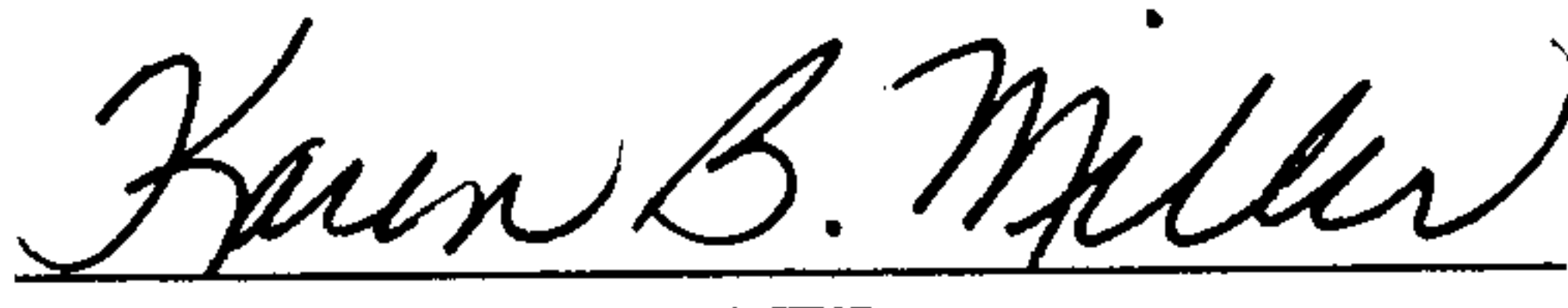
\$ 0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 07/09/2014
State of Alabama
Deed Tax: \$92.00


20140709000207470 1/2 \$109.00
Shelby Cnty Judge of Probate, AL
07/09/2014 10:27:53 AM FILED/CERT

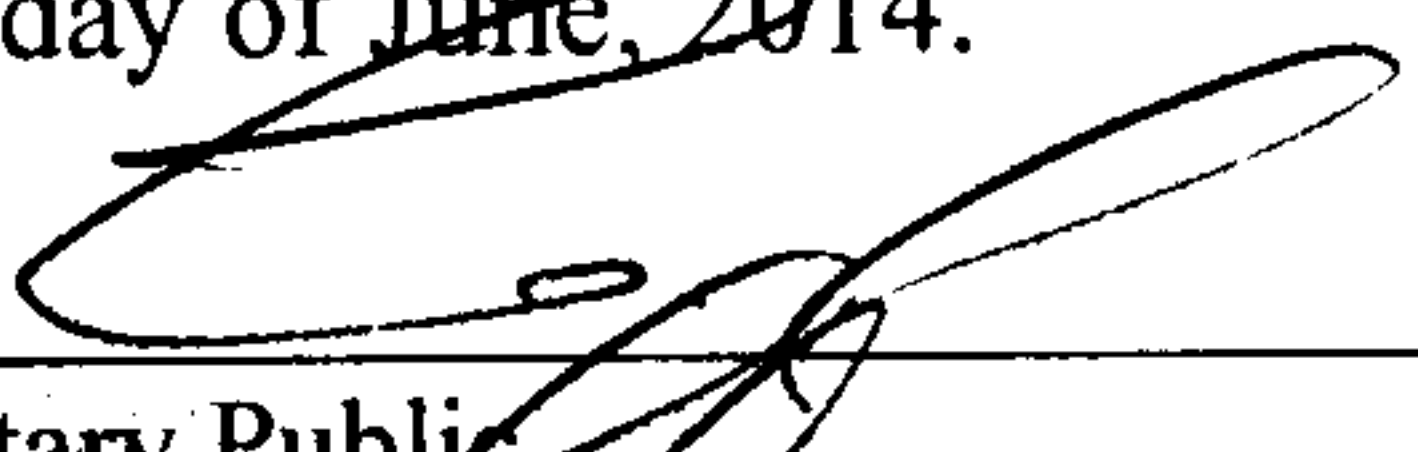
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of June, 2014.


KAREN B. MILLER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KAREN B. MILLER, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of June, 2014.


Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires 07-16



20140709000207470 2/2 \$109.00
Shelby Cnty Judge of Probate, AL
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