

STATE OF ALABAMA

COUNTY OF SHELBY

20140801000238690 1/4 \$251.00
Shelby Cnty Judge of Probate, AL
08/01/2014 02:25:20 PM FILED/CERT

THIS INDENTURE MADE and entered into this the 9th day of July, 2014, by and between **DANIEL G. MILES, JR., and wife, CAROL W. MILES** hereinafter referred to as Grantors and **CAROL W. MILES, Trustee, or her successors in trust of the CAROL W. MILES MANAGEMENT TRUST dated December 10, 2013**, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantors, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed unto the said Grantee, all of their undivided Fifty percent (50%) right, title and interest in all that certain lot or parcel of land situated in the County of Shelby, State of Alabama, to-wit:

Lot 920, according to the Survey of Brook Highland, an Eddleman Community, 9th Sector, as recorded in Map Book 17, Page 63, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 1993.
- (2) 35 Foot building setback line as shown by recorded plat.
- (3) Public utility easements as shown by recorded plat.
- (4) Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194, Page 54, in said Probate Office, along with Declaration of Easement and Restrictive Covenants for Lake Use, as recorded in Instrument #1992-20483, in said Probate Office.
- (5) Easement for Sanitary Sewer Lines and Water Lines as recorded in Instrument Number 1993-18023, along with a Deed and Bill of Sale recorded in Instrument Number 1993-18022, in the Probate Office of Shelby County, Alabama.
- (6) Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as set out in instrument recorded in Real 194, Page 254 in Probate Office, along with Articles of Incorporation of Brook Highland Homeowner's Association, Inc. as recorded in Real 194, Page 281 and By-Laws of Association, Inc. as recorded in Real 194, Page 287 in said Probate Office along with Supplemental Protective Covenants being amended in Real 263, Page 604, in said Probate Office and Supplemental Protective Covenants of Brook Highland, 9th Sector, as recorded in Instrument Number 1993-18798, in said Probate Office.
- (7) A non-exclusive easement and agreement between Eddleman and Associates and the Water Works and Sewer Board of the city of Birmingham, dated July 11, 1988, and recorded in Real 194, Page 20 and Real 194, Page 43 in said Probate Office.

§ None of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 08/01/2014
State of Alabama
Deed Tax: \$228.00

- (8) Easement and agreements between AmSouth Bank, N.A. as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio and The Water Works and Sewer Board of the City of Birmingham, as set out in instrument recorded in Real 194, Page 1 and Real 194, Page 40 in said Probate Office.
- (9) Drainage Agreement between AmSouth Bank, N.A., as Ancillary trustee for NCNB National Bank of North Carolina, as Trustee of the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987 and recorded in Real 125, Page 238 in said Probate Office.
- (10) Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987, and recorded in Real 125, Page 249 and Real 199, Page 18 in said Probate Office.
- (11) Subdivision restrictions shown on recorded plat in Map Book 17, Page 63, provide for construction of single family residence only.
- (12) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 32, Page 48 and Deed Book 121, Page 294, in said Probate Office.
- (13) Restrictive covenants with regard to underground transmission installation by Alabama Power Company as recorded in Real 181, Page 995, in said Probate Office.
- (14) Covenants releasing predecessors in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by survey of subdivision, recorded in Map Book 17, Page 63, in said Probate Office.

SOURCE OF TITLE: Inst. 1993-38448

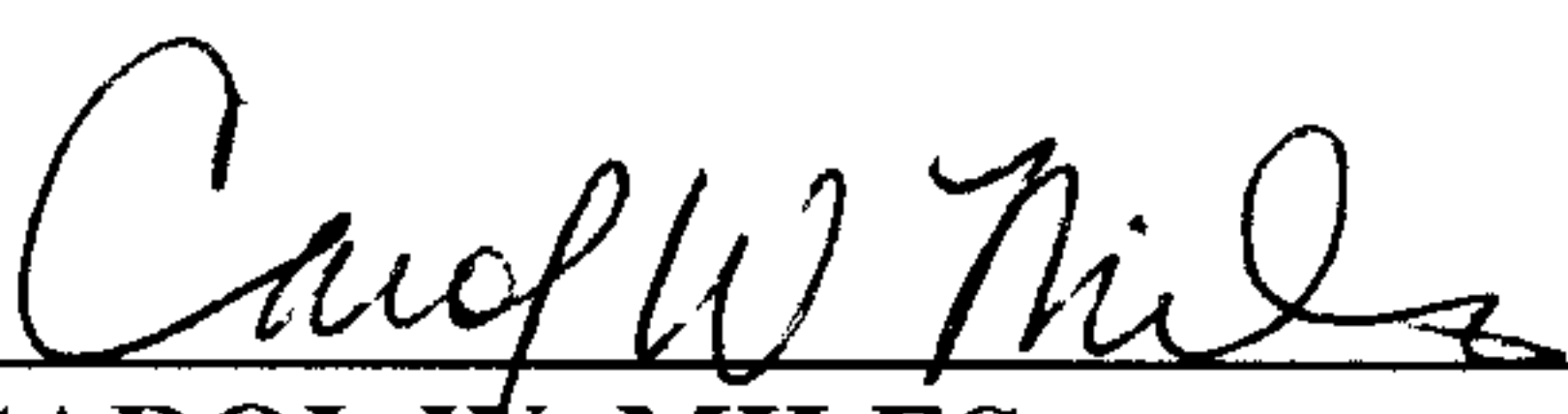
NO TITLE OPINION WAS REQUESTED AND NONE WAS PERFORMED.
LEGAL DESCRIPTION PROVIDED BY GRANTORS.

TO HAVE AND TO HOLD the same unto **CAROL W. MILES, TRUSTEE, or her successors in trust of the CAROL W. MILES MANAGEMENT TRUST** dated **December 10, 2013**.

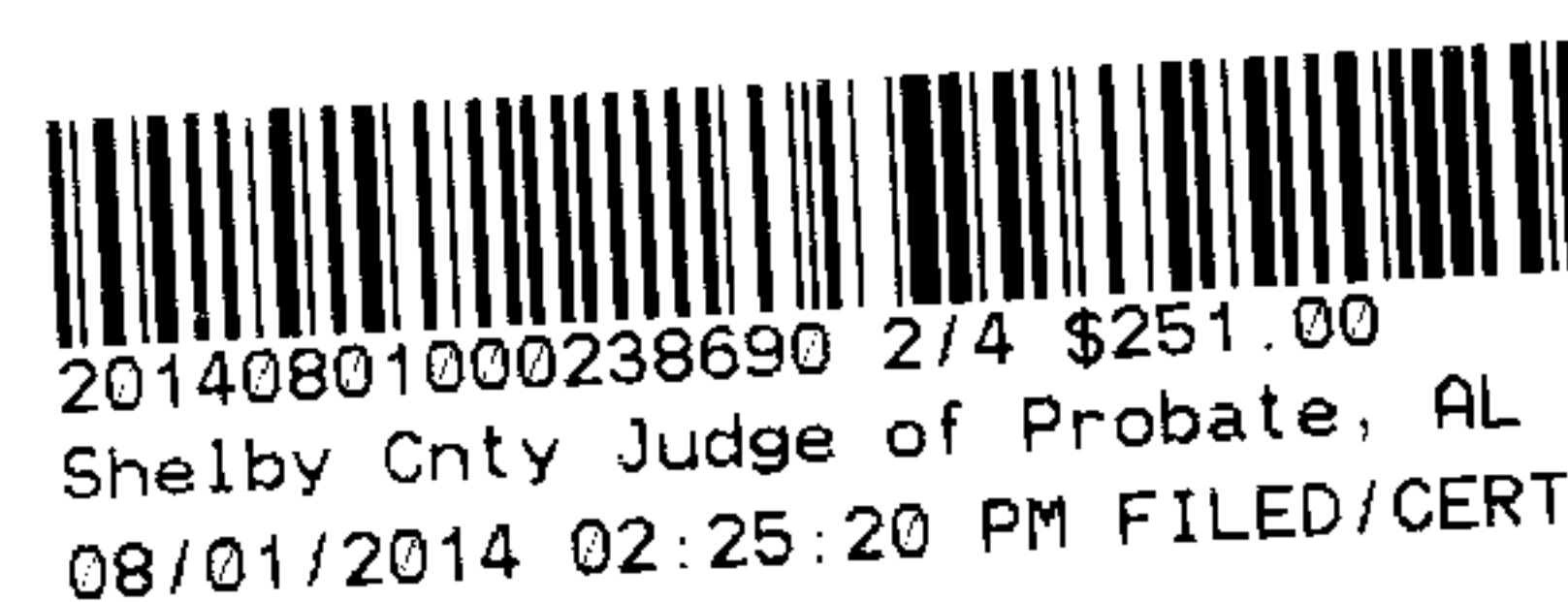
WITNESS my hand and seal this the 9th day of July, 2014.



DANIEL G. MILES, JR.



CAROL W. MILES



I, the undersigned, a Notary Public, in and for the State of Alabama at Large, hereby certify that **DANIEL G. MILES, JR.**, and **CAROL W. MILES** whose names are signed to the foregoing conveyance, who are known to me and acknowledged before me on this day, that, being informed of the contents of said conveyance, they voluntarily executed the same on the day the same bears date.

THIS the 9th day of July, 2014.

Shelby Cross Humphrey (SEAL)
Notary Public

My Commission Expires: 2017
SHELBY CROSS HUMPHREY
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMMISSION EXPIRES JUNE 20, 2017

This Instrument Prepared By:
Hinson & Hinson, P.C.
Christine Sampson Hinson
4010 Pepperwood Circle SW
Huntsville, Alabama 35801
(256)382-5863



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REAL ESTATE SALES VALIDATION FORM

GRANTOR(S) NAME: DANIEL G. MILES, JR., and wife, CAROL W. MILES

MAILING ADDRESS: 1656 Wingfield Drive
Birmingham, Alabama 35242

GRANTEE(S) NAME: CAROL W. MILES, Trustee or her successors in trust
of the CAROL W. MILES Management Trust
dated December 10, 2013.

MAILING ADDRESS: 1656 Wingfield Drive
Birmingham, Alabama 35242

PROPERTY ADDRESS: _____

DATE OF SALE:

TOTAL PURCHASE PRICE: \$ _____

OR

ACTUAL VALUE: \$
OR ASSESSOR'S MARKET VALUE: \$455,100.00 ÷ 2
LESS MORTGAGE (IF APPLICABLE) \$
= \$227.55

THE PURCHASE PRICE OR ACTUAL VALUE CLAIMED ON THIS FORM CAN BE VERIFIED IN THE
FOLLOWING DOCUMENTARY EVIDENCE: (CHECK ONE)

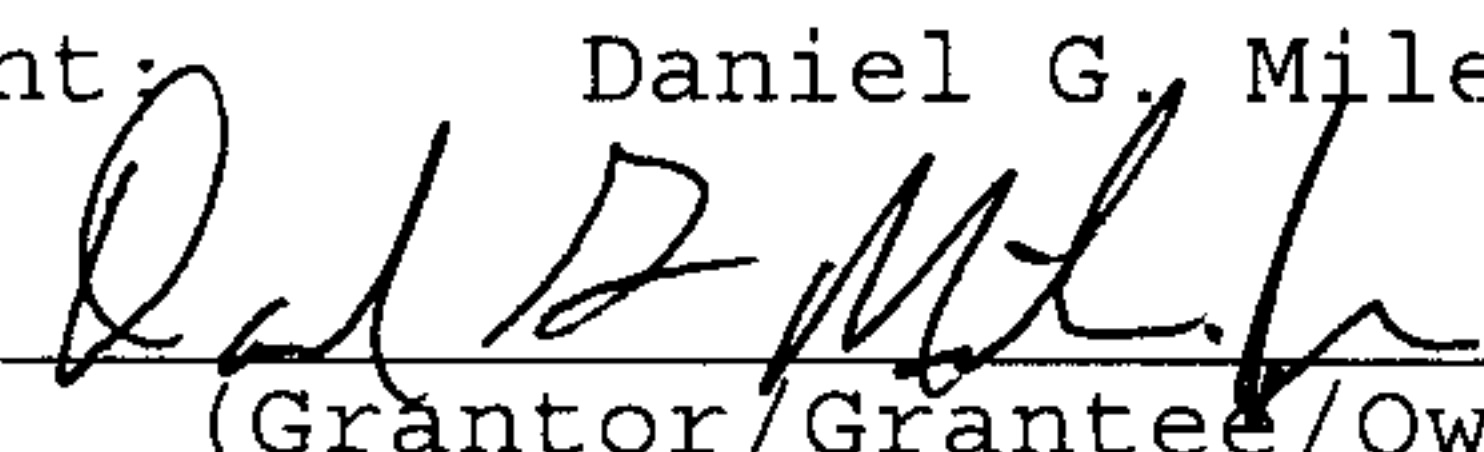
_____	BILL OF SALE	_____	APPRAISAL
_____	SALES CONTRACT	_____	OTHER
_____	CLOSING STATEMENT	_____X_____	TAX ASSESSMENT
			APPRAISED VALUE

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: July 9th, 2014

Print: Daniel G. Miles, Jr.

_____ Unattested
(verified by)

Sign: 
(Grantor/Grantee/Owner/Agent)
circle one


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