

This Instrument Prepared By:
Lynn Campisi
Lynn Campisi, P. C.
3008 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:

QUIT CLAIM DEED

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS, (\$10.00), and other good and valuable consideration to **EMODINE MILLER**, *a widow, by and through her Attorney in Fact, Ronald K. Miller* (GRANTOR), in hand paid by **STEPHEN W. MILLER**, (GRANTEE), the receipt whereof is hereby acknowledged, I, **EMODINE MILLER**, *a widow, by and through her Attorney in Fact, Ronald K. Miller, pursuant to that certain Durable Power of Attorney filed with the Judge of Probate, Shelby County under instrument number 2006062600304720* do remise, quit claim and convey to the said **STEPHEN W. MILLER**, all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Survey of Dearing Downs, Ninth Addition, Phase IV, as recorded in Map Book 15, Page 96, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the year 2011 and subsequent years, said taxes being a lien but not due and payable until October 1, 2011.
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

THE GRANTOR HEREIN RESERVES A LIFE ESTATE IN SAID PROPERTY FOR THE DURATION OF THE GRANTOR'S LIFE.

THE PROPERTY HEREIN CONVEYED IS THE HOMESTEAD RESIDENCE OF THE GRANTOR.

EMODINE MILLER, (GRANTOR) is the surviving grantee of that certain deed dated the 19th day of July, 1995, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number: 1995-19217, Deceased, **ROBERT C. MILLER** having died on or about the 11th day of June, 2000.

NO TITLE OPINION GIVEN.

Shelby County, AL 09/10/2014
State of Alabama
Deed Tax: \$122.50


20140910000283740 1/3 \$142.50
Shelby Cnty Judge of Probate, AL
09/10/2014 12:50:34 PM FILED/CERT

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

The value of the property herein conveyed is:

\$ 10.00

TO HAVE AND TO HOLD to the said **STEPHEN W. MILLER**, his heirs and assigns forever.

IN WITNESS WHEREOF, **EMODINE MILLER**, a widow, *by and through her Attorney in Fact, Ronald K. Miller* has hereunto set her hand and seal, this 24 day of August, 2011.

Ronald K. Miller POA for
Emodine V. Miller (SEAL)

EMODINE MILLER, by and through her Attorney in Fact, Ronald K. Miller

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RONALD K. MILLER**, whose name as Attorney in Fact for **EMODINE MILLER** 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 instrument he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of August, 2011.

Charlatte A. Hooten
Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES APRIL 19, 2014


20140910000283740 2/3 \$142.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Emodine Miller
Mailing Address 1936 Gallant Fox Dr
Helena AL
35080

Grantee's Name Stephen W. Miller
Mailing Address 1936 Gallant Fox Dr
Helena AL
35080

Property Address 1936 Gallant Fox Dr
Helena AL
35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 122,200⁰⁰

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 Tax Assessor Value

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, 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 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 _____

Print YG

☐ Unattested

Sign Lynn Campisi

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20140910000283740 3/3 \$142.50
Shelby Cnty Judge of Probate, AL
09/10/2014 12:50:34 PM FILED/CERT

Form RT-1