

THIS INSTRUMENT WAS PREPARED BY:
Charles D. Middleton

20141027000338470 1/2 \$52.50
Shelby Cnty Judge of Probate, AL
10/27/2014 11:35:25 AM FILED/CERT

PLEASE SEND TAX NOTICE TO:
John David Miller

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, CHARLES D. MIDDLETON, an unmarried man, (herein referred to as Grantor whether one or more) do grant, bargain, sell and convey unto JOHN DAVID MILLER AND CHERYL K. MILLER (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them joint with right of survivorship in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

The West half of Lot #10, according to R.E. Whaley's Subdivision of the Town of Maylene, Alabama, as shown by the map of said Subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, Page 75.

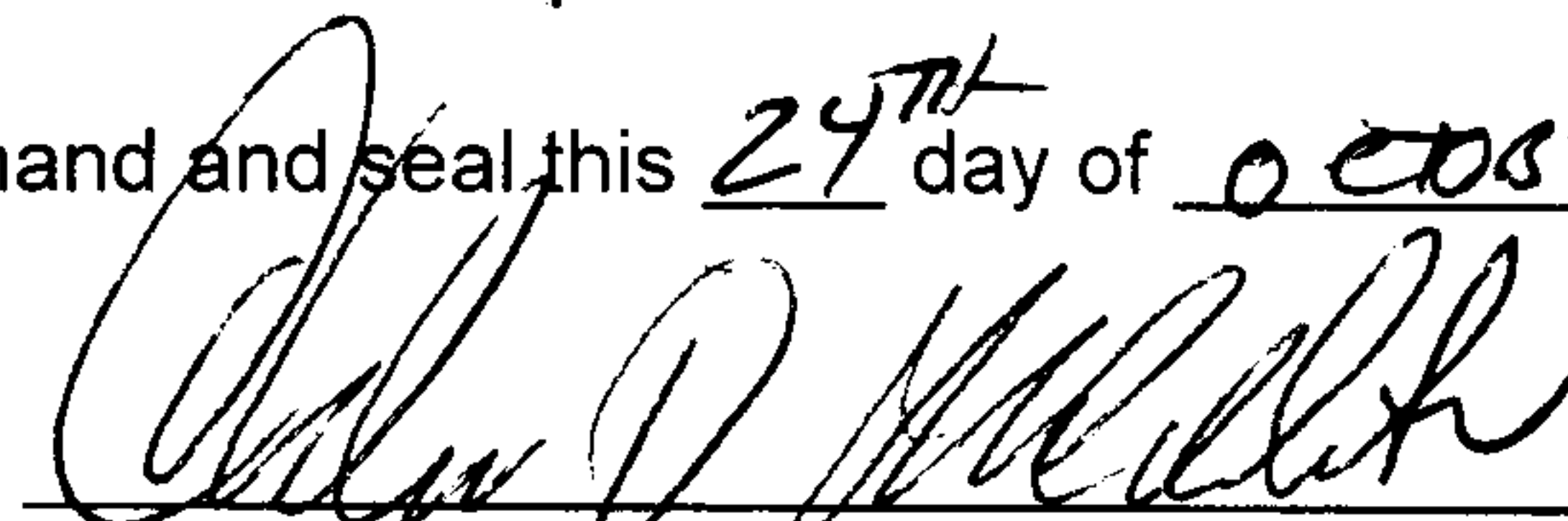
SUBJECT TO:

1. Taxes for the year 2014, which are a lien but not yet due and payable October 1, 2014.
2. Restrictive Covenants, if any.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them joint with right of survivorship in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 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 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 29th day of OCTOBER, 2014.

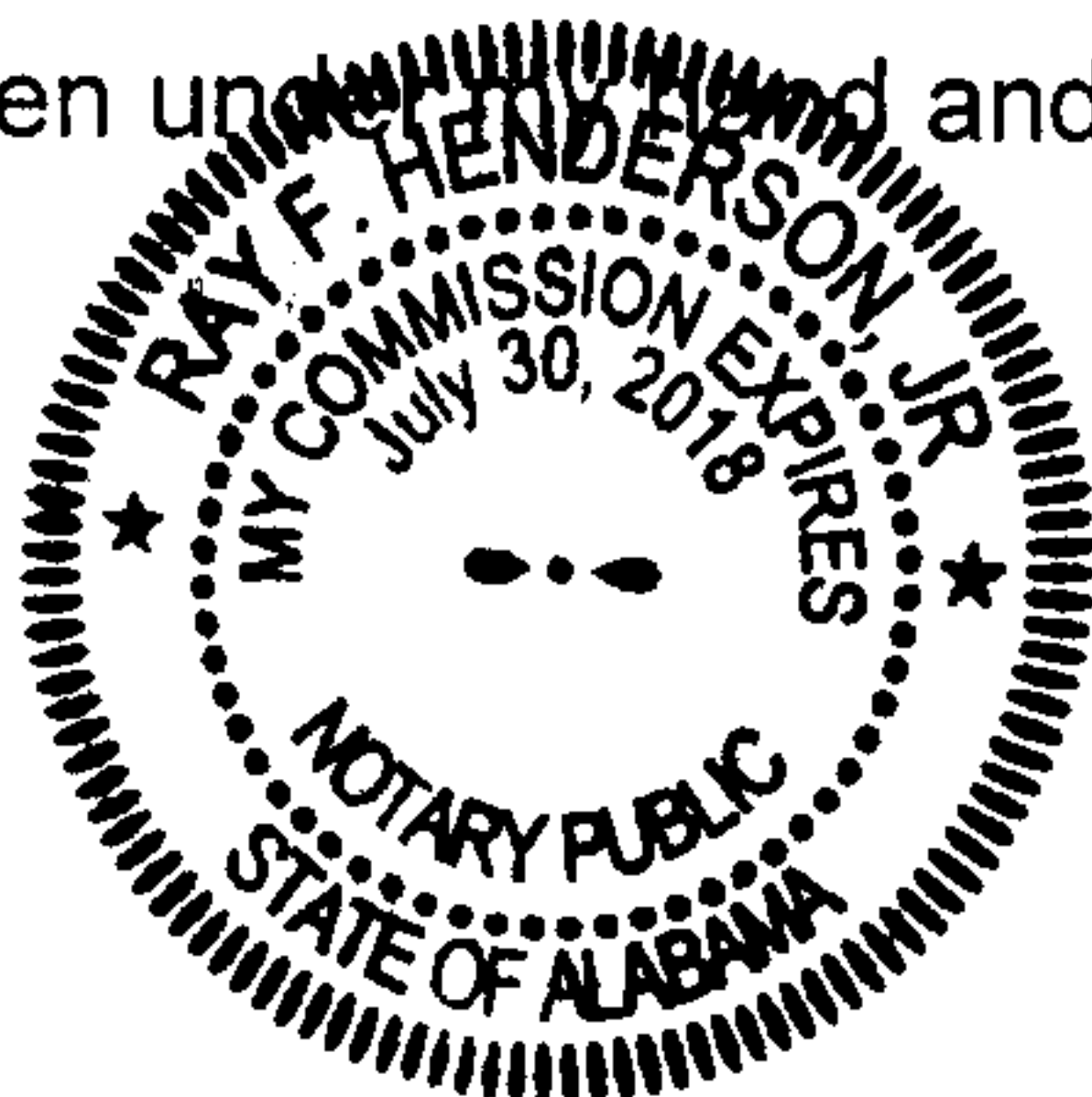

Charles D. Middleton

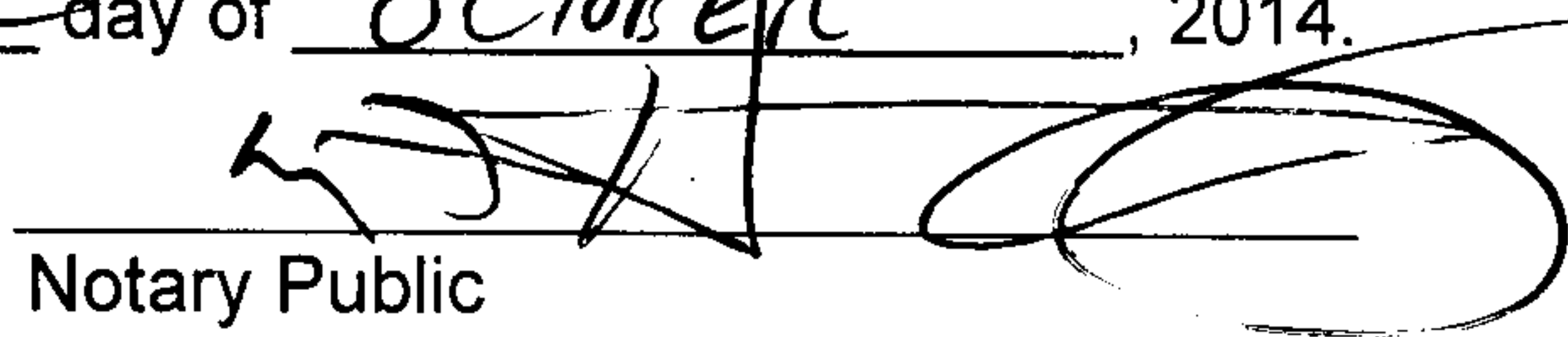
STATE OF ALABAMA
COUNTY OF JEFFERSON

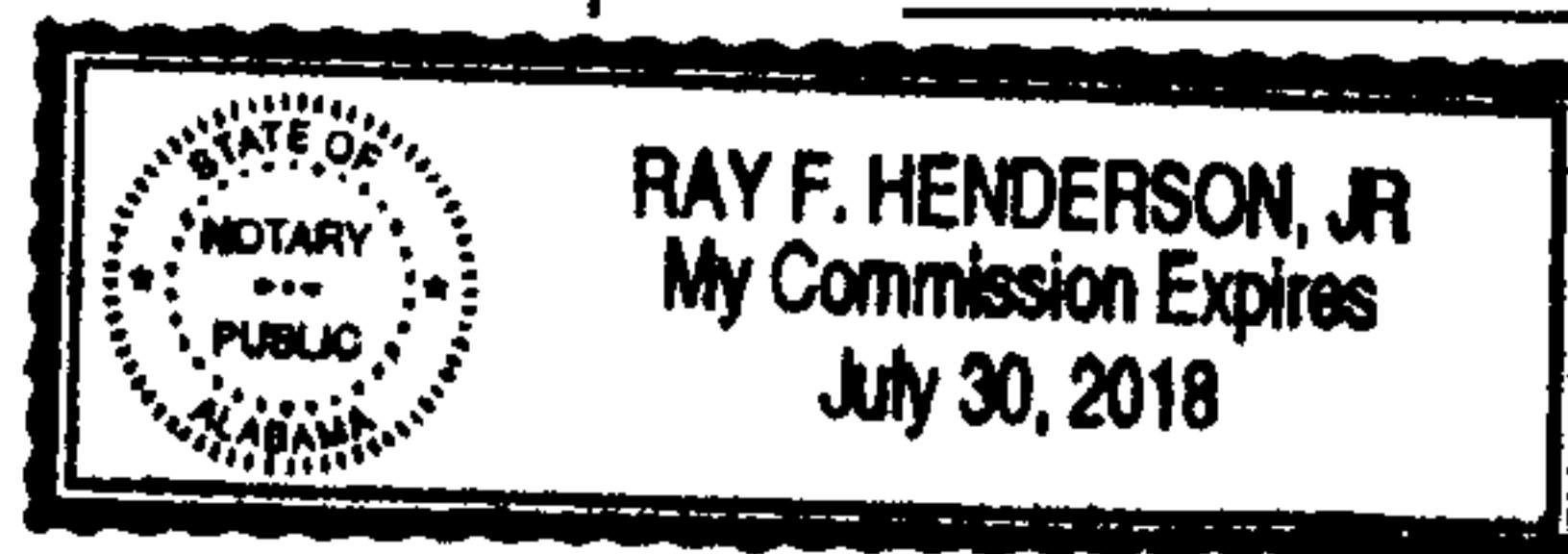
Shelby County, AL 10/27/2014
State of Alabama
Deed Tax: \$35.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles D. Middleton, 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of OCTOBER, 2014.




Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Charles D. Middleton
Mailing Address 112 Chestnut Dr
Alabaster AL 35007

Grantee's Name John David Miller
Mailing Address 230 Maylene Dr
Maylene AL 35114

Property Address 230 Maylene Dr
Maylene AL 35114

Date of Sale 10-24-14
Total Purchase Price \$

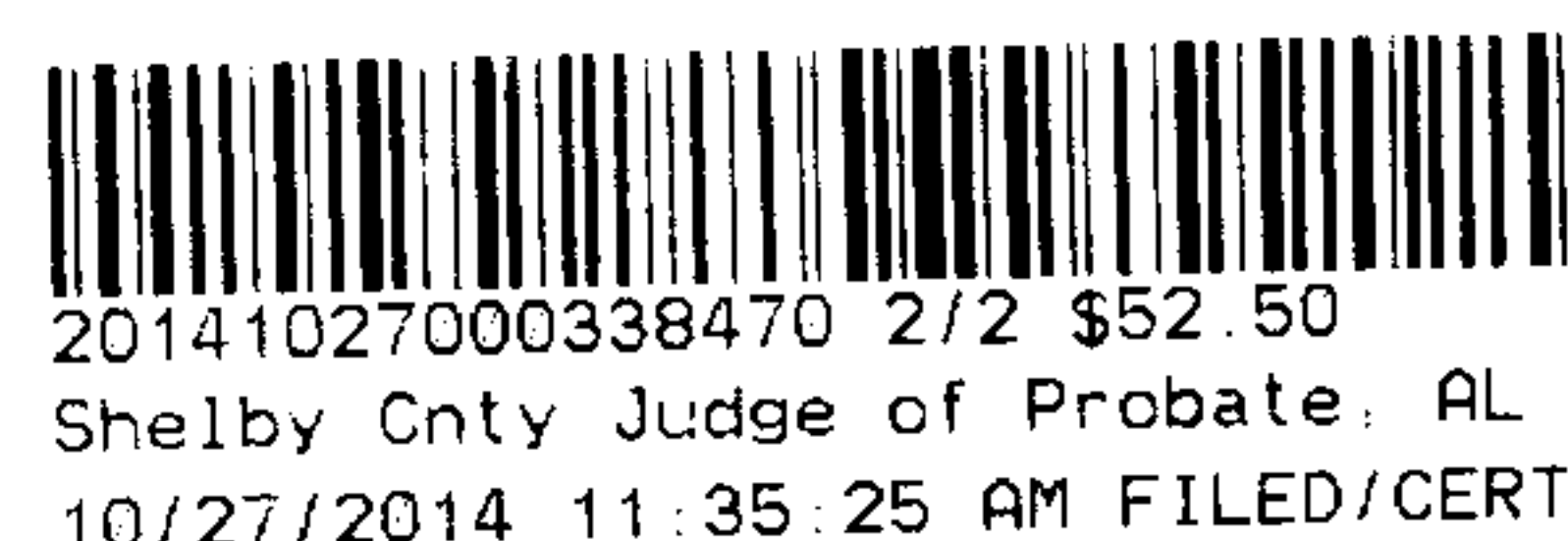
or
Actual Value \$

or
Assessor's Market Value \$ 35,010.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax assessment



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 10-24-14

Print

Charles Middleton

Unattested

[Signature]
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one