

Send Tax Notices to:
John Miller
5125 Rye Circle
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Thousand and No/100 DOLLARS (\$230,000.00)**, to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Dave McCain, trustee, or his successors in trust, under the McCain Living Trust, dated January 24, 2014 and any amendments thereto**, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **John Miller**, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

A parcel of land in the NW ¼ of the SE ¼ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said ¼-1/4 section; thence run North along the West ¼-1/4 line 382.25 feet to a point on the Northeast bank of Buck Creek; thence turn left 13 degrees 37 minutes 33 seconds and run Northwest along said bank 63.65 feet to a point on the extension of the Southeast right-of-way of Parker Drive; thence turn right 55 degrees 06 minutes 23 seconds and run Northeast along side right-of-way 385.30 feet to the Southwest right-of-way of Thames Court; thence turn right 90 degrees 00 minutes 00 seconds and run Southeast along said Thames Court right-of-way 583.89 feet to the point of beginning; thence continue last course 150.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Southwest 151.13 feet to a point on the Northeast bank of said creek; thence turn right 83 degrees 11 minutes 53 seconds and run Northerly 72.27 feet along the bank of said creek; thence right turn 04 degrees 16 minutes 05 seconds and run northerly 78.32 feet along the bank of said creek; thence turn 92 degrees 32 minutes 02 seconds and run Northeast 163.15 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

\$230,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her their, it's heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) have hereunto set my (our) hand(s) and seal(s) this 24th day of October, 2014.

Dave McCain, trustee, or his successors in trust, under the McCain Living Trust, dated January 24, 2014 and any amendments thereto.



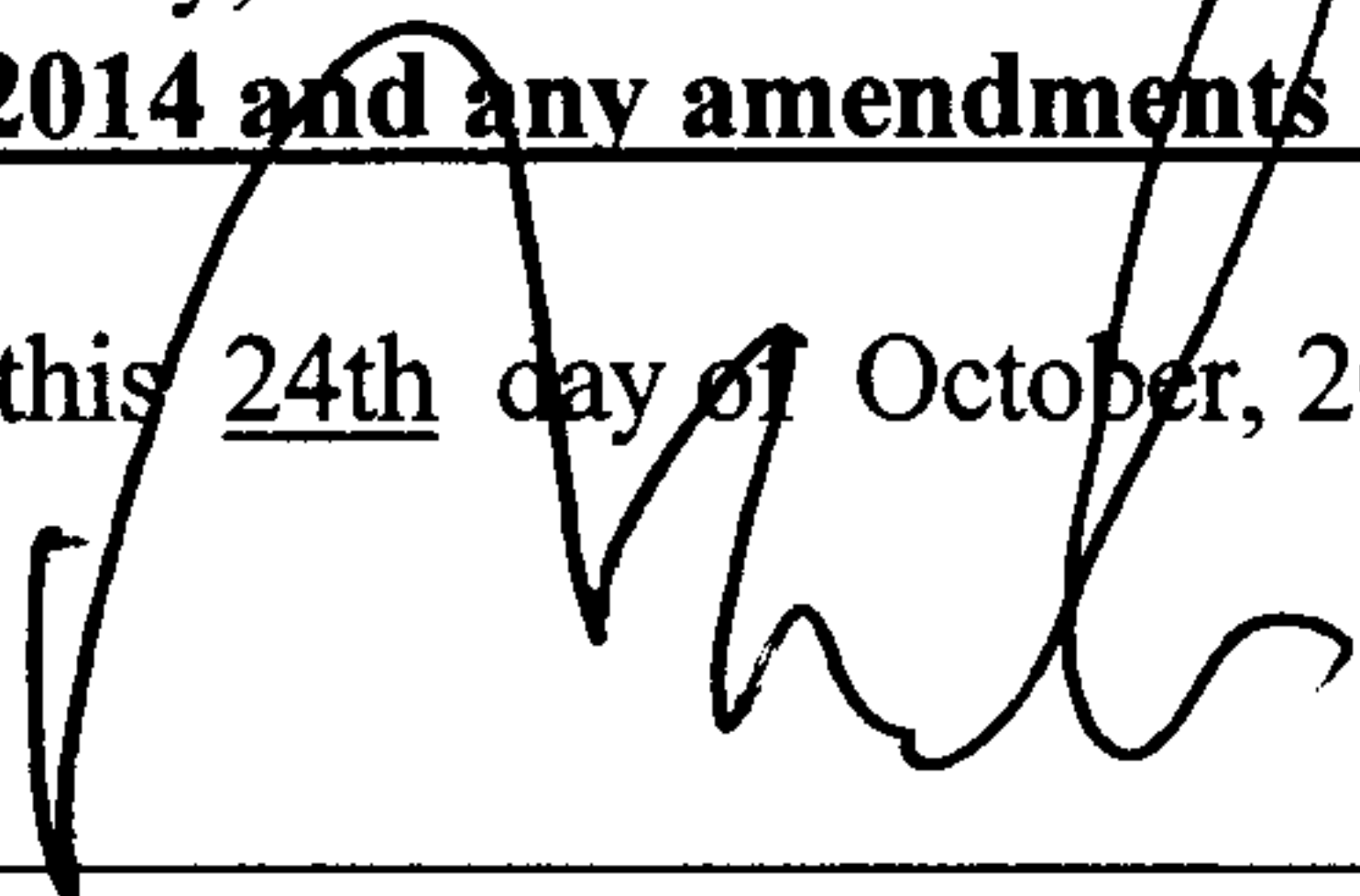
20141029000340800 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/29/2014 10:07:40 AM FILED/CERT

STATE OF ALABAMA)


JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Dave McCain**, whose name as **trustee, or his successors in trust, under the McCain Living Trust, dated January 24, 2014 and any amendments thereto** 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 as such **Trustee** and with full authority, executed the same voluntarily for and as the act of said **McCain Living Trust dated January 24, 2014 and any amendments thereto,**

GIVEN under my hand and official seal on this 24th day of October, 2014.



Notary Public
Mark E. Gualano
My Commission Expires: 7/28/2017


20141029000340800 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/29/2014 10:07:40 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Dave McCain, Trustee
Mailing Address 3135 Pelham Parkway
Pelham, AL 35124

Grantee's Name John Miller
Mailing Address 5125 Rye Circle
Helena, AL 35080

Property Address 715 Thames Court
Pelham, AL 35124

Date of Sale October 24, 2014
Total Purchase Price \$230,000.00

or
Actual Value \$

or
Assessor's Market Value \$

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

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 Dave McCain, Trustee John Miller

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20141029000340800 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
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Form RT-1