



20141209000385890 1/3 \$92.50
Shelby Cnty Judge of Probate, AL
12/09/2014 09:55:06 AM FILED/CERT

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Herbert Millender
322 Bedford Circle
Calera, AL 35040

The preparer is acting as scrivener only. No title search/exam has been done for the preparation of this deed. No warranties are made by the preparer as to the status of title.

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **HERBERT MILLENDER, a single man, and ANGELICA MILLENDER, a single woman** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **HERBERT MILLENDER** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 730, according to the Survey of Savannah Pointe, Sector VII, as recorded in Map Book 31, Page 101, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, HERBERT MILLENDER, has hereunto set his hand and seal this the 21st day of November, 2014.


HERBERT MILLENDER

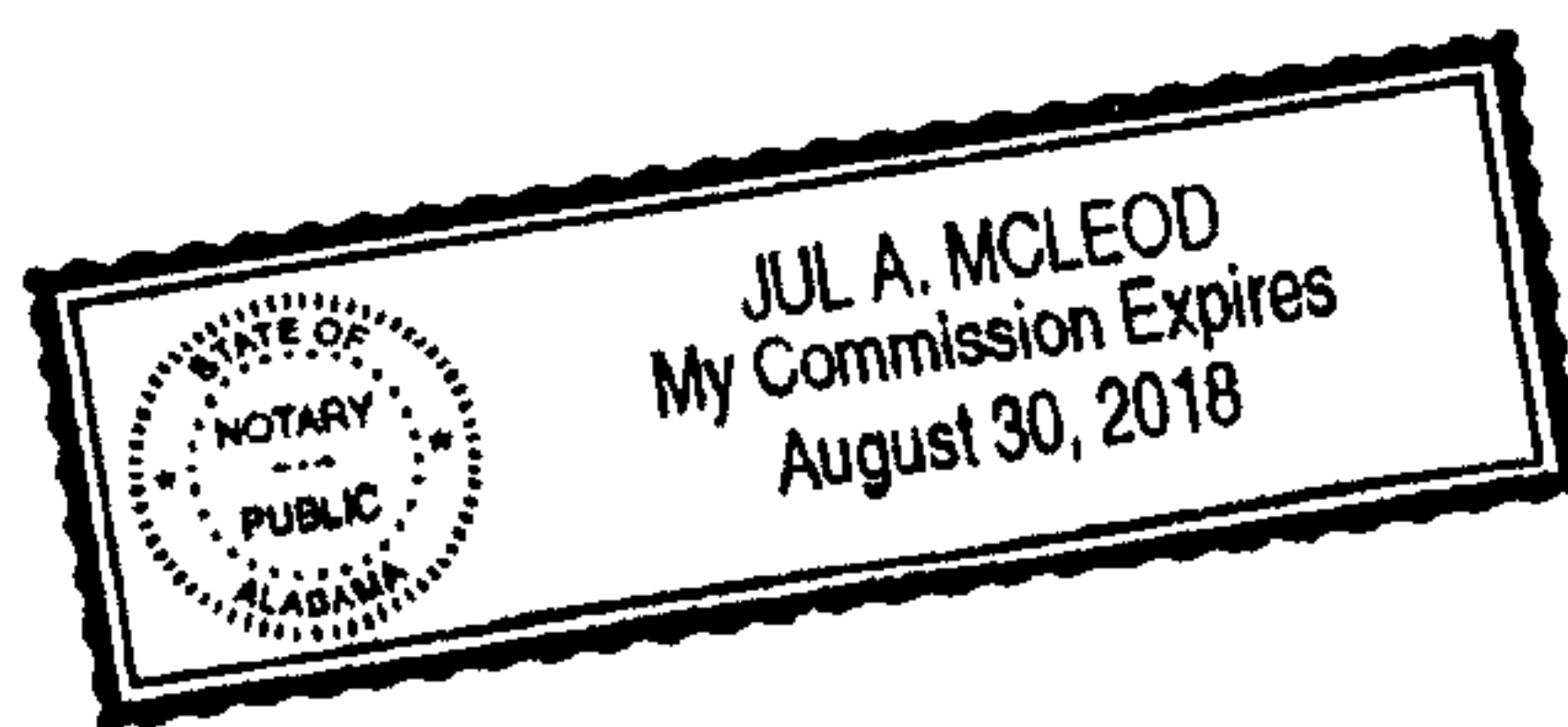
Shelby County, AL 12/09/2014
State of Alabama
Deed Tax: \$72.50

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **HERBERT MILLENDER**, 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 instrument, he executed the same voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of November, 2014.


NOTARY PUBLIC
My commission expires:



IN WITNESS WHEREOF, said Grantor, ANGELICA MILLENDER, has hereunto set her hand and seal this the 1 day of December, 2014.

Angelica Millender
ANGELICA MILLENDER

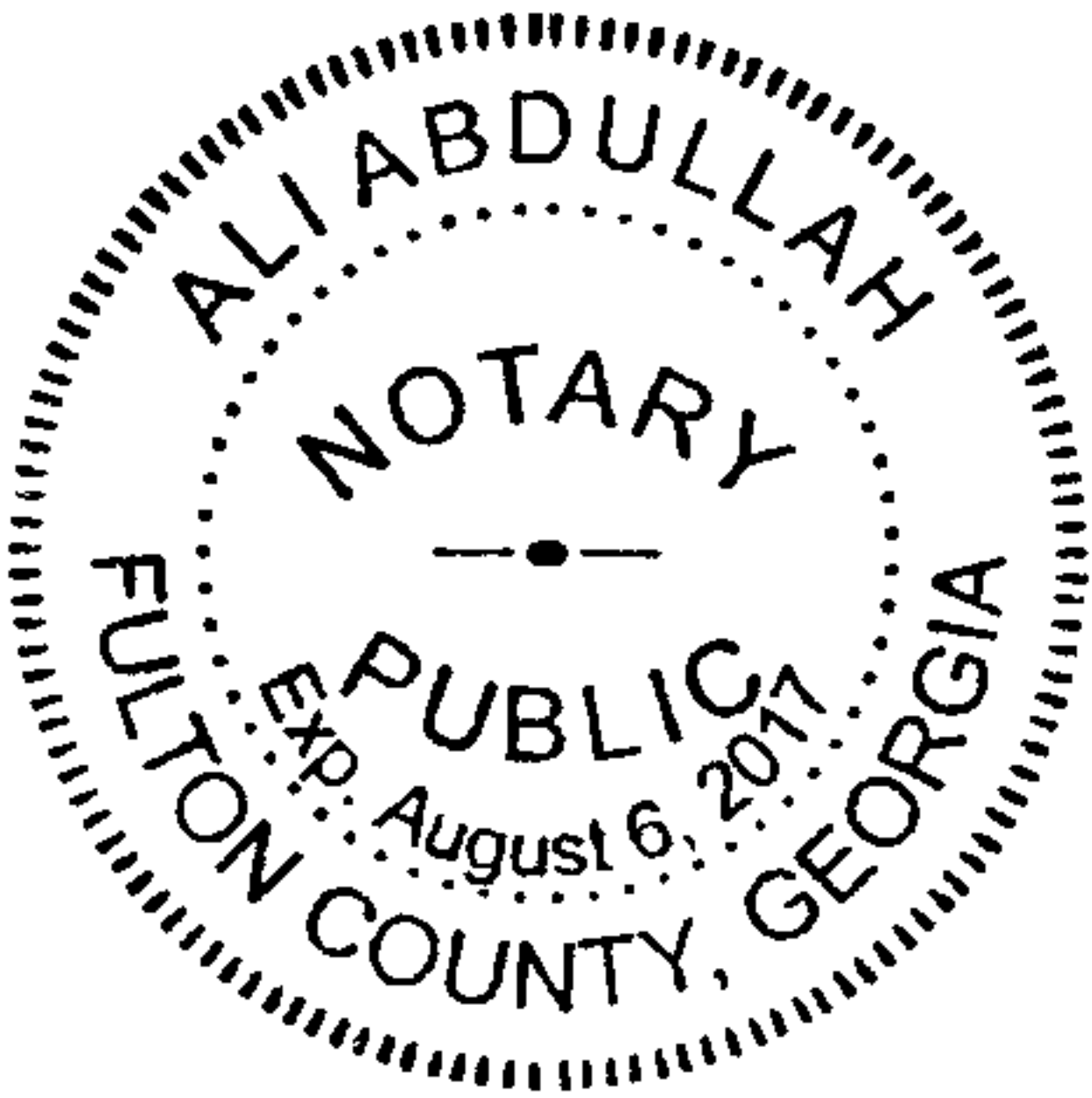

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STATE OF GEORGIA)
COUNTY OF FULTON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **ANGELICA MILLENDER**, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1ST day of DECEMBER, 2014.

Ali Abdullah
NOTARY PUBLIC
My commission expires: August 6, 2017



Real Estate Sales Validation Form

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

Grantor's Name Herbert Millender
Mailing Address 322 Bedford Circle
Calera, AL 35040

Grantee's Name Herbert Millender
Mailing Address 322 Bedford Circle
Calera, AL 35040

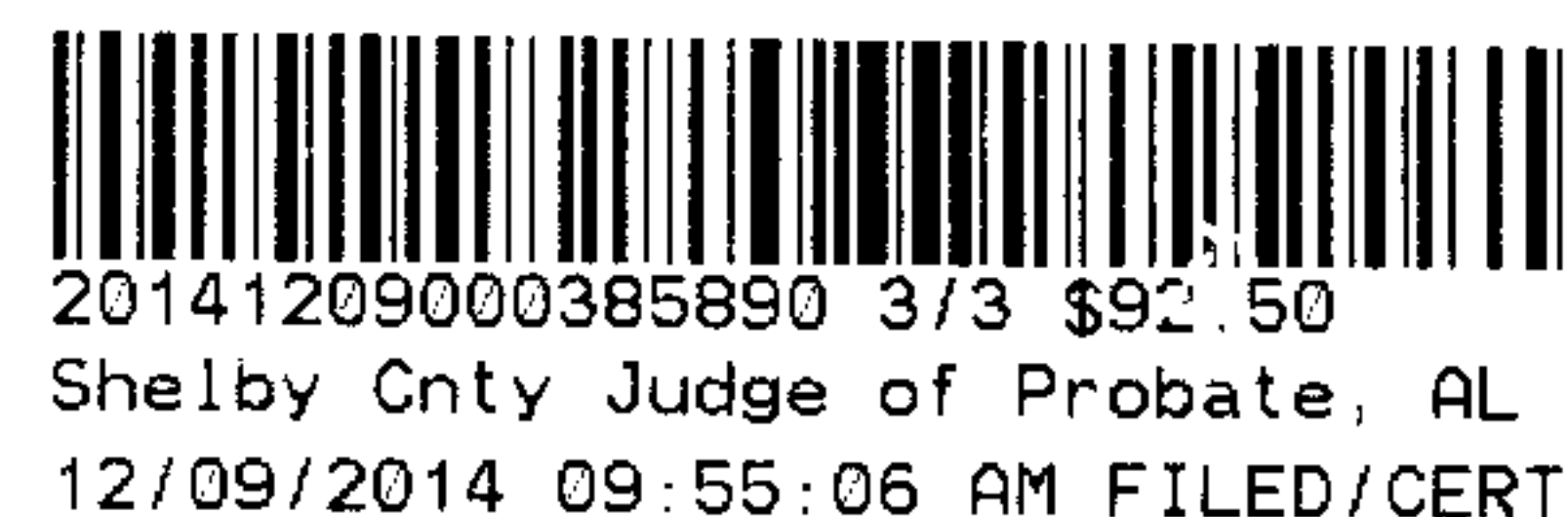
Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 1/2 value
145,000 / 72,500
or
Assessor's Market Value \$ 135,700

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 12-9-14

Print Herbert Millender

☒ Unattested [Signature]
(verified by)

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