



20150323000091140 1/4 \$28.50  
Shelby Cnty Judge of Probate, AL  
03/23/2015 02:26:16 PM FILED/CERT

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:

Antwon Miller

108 Cambridge Trail  
Alabaster AL 35007

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

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Fifteen Thousand and 00/100 Dollars (\$15,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Suburban Gas Incorporated, an Alabama Corporation** hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Antwon Miller**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **SHELBY County**, to wit:

**See Attached Exhibit A.** Subject to all items of record.

**Note: This property does not constitute homestead property for the Grantor nor for the Grantee.**

**Note: Purchase Money First Mortgage executed by Grantee on even date herewith, in favor of Trustmark in the sum of ~~\$7,500.00~~ 9750.00** *H*

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

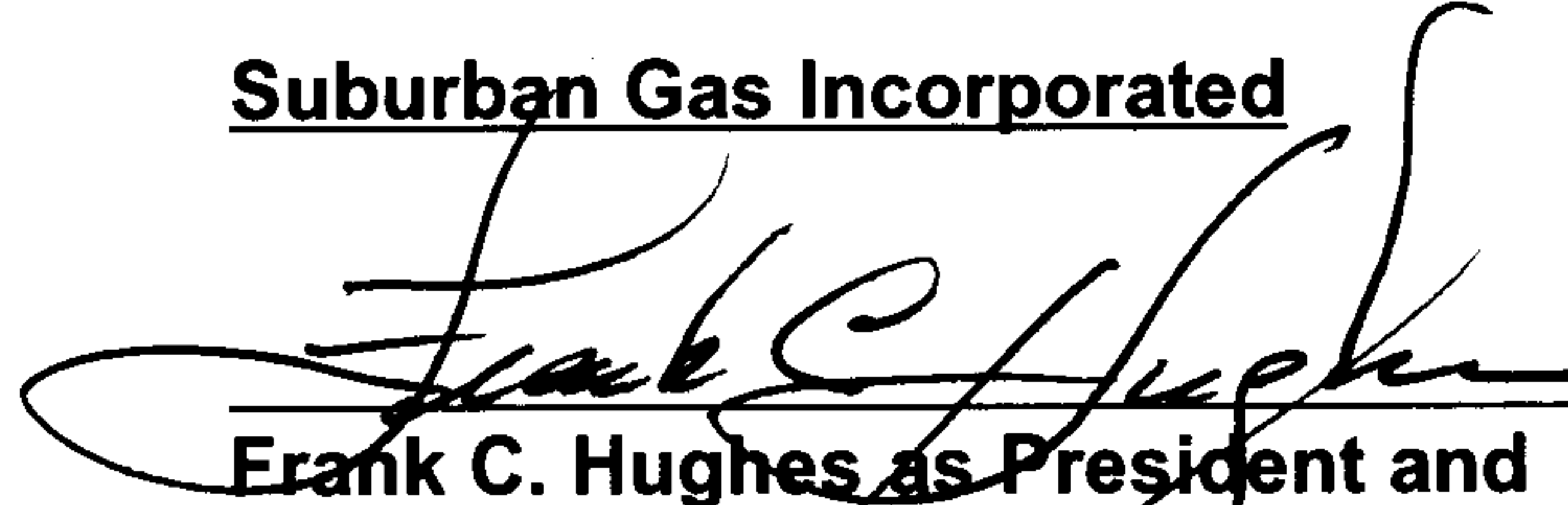
The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 16<sup>th</sup> day of March, 2015.

Shelby County, AL 03/23/2015  
State of Alabama  
Deed Tax: \$5.50

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**Suburban Gas Incorporated**

 (L.S.)  
**Frank C. Hughes as President and  
Authorized Agent for Suburban  
Gas Incorporated**

**STATE OF ALABAMA**

)

**ACKNOWLEDGMENT**

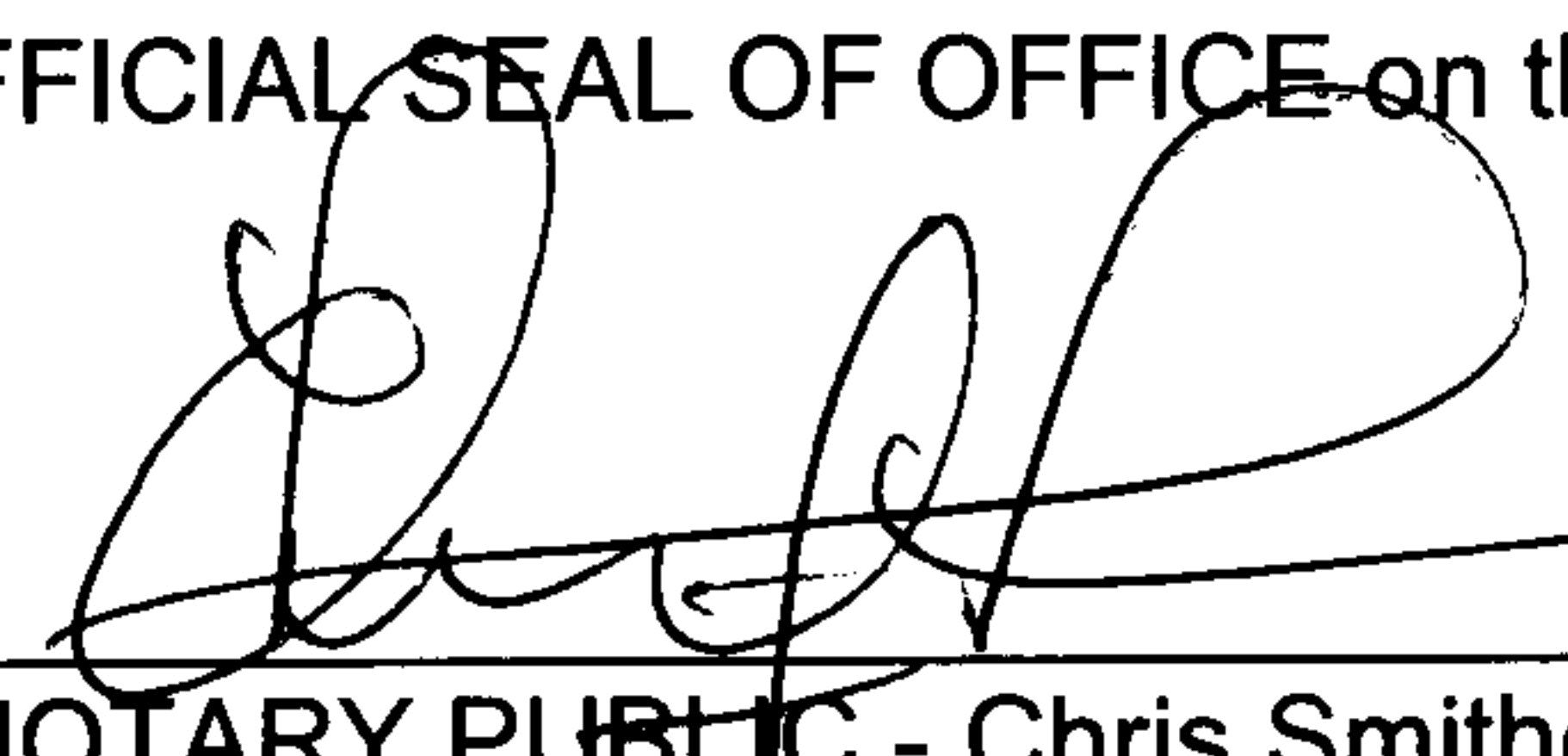
)

**SHELBY COUNTY**

)


I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, *Frank C. Hughes, as President and Authorized Agent for Suburban Gas Incorporated*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, he is acting with full authority and is fully informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 16<sup>th</sup> day of March, 2015.

  
NOTARY PUBLIC - Chris Smitherman  
My Commission Expires: 5/15/2016



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

  
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**PARCEL A:**

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 21 South, Range 3 West; run thence in an Easterly direction along the North line of said 1/4 - 1/4 Section for a distance of 23.0 feet to the point of beginning; from the point of beginning thus obtained, thence continue along the last described course for a distance of 105.35 feet to a point on the Southwesterly right of way line of L & N Railroad; thence turn an angle to the right of 44 degrees 37 minutes 30 seconds and run in a Southeasterly direction along the Southwesterly line of L & N Railroad for a distance of 284.19 feet; thence turn an angle to the right of 135 degrees 22 minutes 30 seconds and run in a Westerly direction for a distance of 295.48 feet; thence turn an angle to the right of 86 degrees 31 minutes 18 seconds and run in a Northerly direction for a distance of 200 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, a non-exclusive right of way for the purpose of ingress and egress, as created by that certain deed dated December 22, 1972 and recorded in Deed Book 278, Page 275, over and across the following described property, to-wit: Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 21 South, Range 3 West; run thence in an Easterly direction along the North line of said 1/4 - 1/4 Section for a distance of 23 feet; thence turn an angle to the right of 86 degrees 31 minutes 18 seconds and run in a Southerly direction for a distance of 200 feet to the point of beginning; thence turn an angle to the right of 93 degrees 28 minutes 42 seconds and run in a Westerly direction for a distance of 382.35 feet to a point on the Easterly right of way line of Montevallo-Siluria Highway; thence turn an angle to the right of 82 degrees and run in a Northerly direction along the Easterly right of way line of said Montevallo-Siluria Highway for a distance of 40.39 feet; thence turn an angle to the right of 98 degrees and run in an Easterly direction for a distance of 385.54 feet; thence turn an angle to the right of 86 degrees 31 minutes 18 seconds and run in a Southerly direction for a distance of 40.07 feet to the point of beginning; being situated in Shelby County, Alabama.

**PARCEL B:**

Part of the SW 1/4 of NE 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of said 1/4 - 1/4 Section, run in an Easterly direction along the North line of said 1/4 - 1/4 Section for a distance of 23.0 feet to the point of beginning; thence turn an angle to the right of 86 degrees 31 minutes 18 seconds and run in a Southerly direction for a distance of 192.23 feet; thence turn an angle to the right of 90 degrees 57 minutes 42 seconds and run in a Westerly direction for a distance of 7.76 feet; thence turn an angle to the right of 91 degrees 21 minutes and run in a Northerly direction for a distance of 192.23 feet to the point of beginning; being situated in Shelby County, Alabama.

**PARCEL C:**

Part of the SW 1/4 of the NE 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: From the Northwest corner of said 1/4 - 1/4 Section, run in an Easterly direction along the North line of said 1/4 - 1/4 Section for a distance of 23.0 feet; thence turn an angle to the right of 86 degrees 31 minutes 18 seconds and run in a Southerly direction for a distance of 192.23 feet to the point of beginning; thence continue along the the last mentioned course for a distance of 7.77 feet; thence turn an angle to the left of 86 degrees 31 minutes 18 seconds and run in an Easterly direction for a distance of 295.48 feet to a point on the Southwest right of way line of L & N Railroad; thence turn an angle to the left of 135 degrees 22 minutes 30 seconds and run in an Northwesternly direction along said railroad right of way line for a distance of 28.30 feet; thence turn an angle to the left of 47 degrees 08 minutes 30 seconds and run in a Westerly direction for a distance of 276.08 feet to the point of beginning; being situated in Shelby County, Alabama.



## Real Estate Sales Validation Form

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

Grantor's Name Suburban Gas Incorporated  
Mailing Address 100 1st Ave N  
Bessemer AL 35020

Grantee's Name Antwon Miller  
Mailing Address 108 Cambridge Trail  
Alabaster AL 38007

Property Address Notes & bounds  
July 119  
Alabaster AL 35007

Date of Sale 3/16/15  
Total Purchase Price \$ 18000.00


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

  
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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 3/2/15

Unattested

(verified by)

Print

Sign

Chas Smithman

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1