

STATE OF ALABAMA  
SHELBY COUNTY

) **WARRANTY DEED**  
)

20150403000106870 1/3 \$63.50  
Shelby Cnty Judge of Probate, AL  
04/03/2015 04:22:43 PM FILED/CERT

**JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty-Three Thousand Two Hundred Seventy-Five and 19/100 (\$43,275.19) Dollars and other good and valuable consideration to the undersigned, Harold Miller, a married man referred to as Grantor, in hand paid by Tommy Richardson and wife Alicia Richardson herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

*THIS CONVEYANCE IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH ON THE PART OF THE PREPARER.*

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

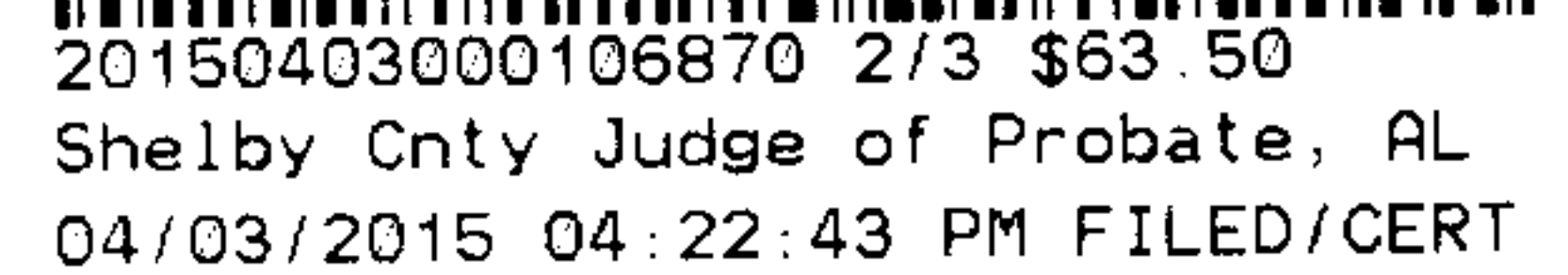
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 30 day of March, 2015.



*Harold Miller*  
\_\_\_\_\_  
Harold Miller  
*Mawrene Miller*

Shelby County, AL 04/03/2015  
State of Alabama  
Deed Tax: \$43.50

## EXHIBIT "A" LEGAL DESCRIPTION



Commencing at a found Capped rebar, the locally accepted Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 4, Township 19 South, Range 2 East; thence South 02°43'22" West, a distance of 59.98 feet to a found Capped rebar located on the South right of way of Autum Drive, the POINT OF BEGINNING of parcel herein described; thence along said right of way South 88°15'05" East, a distance of 140.00 feet to a set half inch rebar; thence leaving said right of way South 02°42'01" West, a distance of 315.00 feet to a set half inch rebar; thence North 88°15'01" West, a distance of 140.18 feet to a set half inch rebar; thence North 02°43'22" East, a distance of 315.00 feet to the POINT OF BEGINNING. Containing 01.01 Acres, more or less.

CERTIFICATE OF SURVEYOR: I, Johnny E Maxwell, a Professional Land Surveyor of the State of Alabama do hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

BASIS OF BEARINGS  
for this survey taken  
from recorded deed  
DB 2001-29796



**AND ALSO:**

2001 Majestic Mobile Home; V.I.N. GAGMTD07389A  
GAGMTD07389B

# Real Estate Sales Validation Form

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

Grantor's Name Harold Miller  
Mailing Address 425 Co Rd 467  
Vincent AL 35178

Grantee's Name Alicia Richardson  
Mailing Address P.O. Box 563  
Harper AL 35178

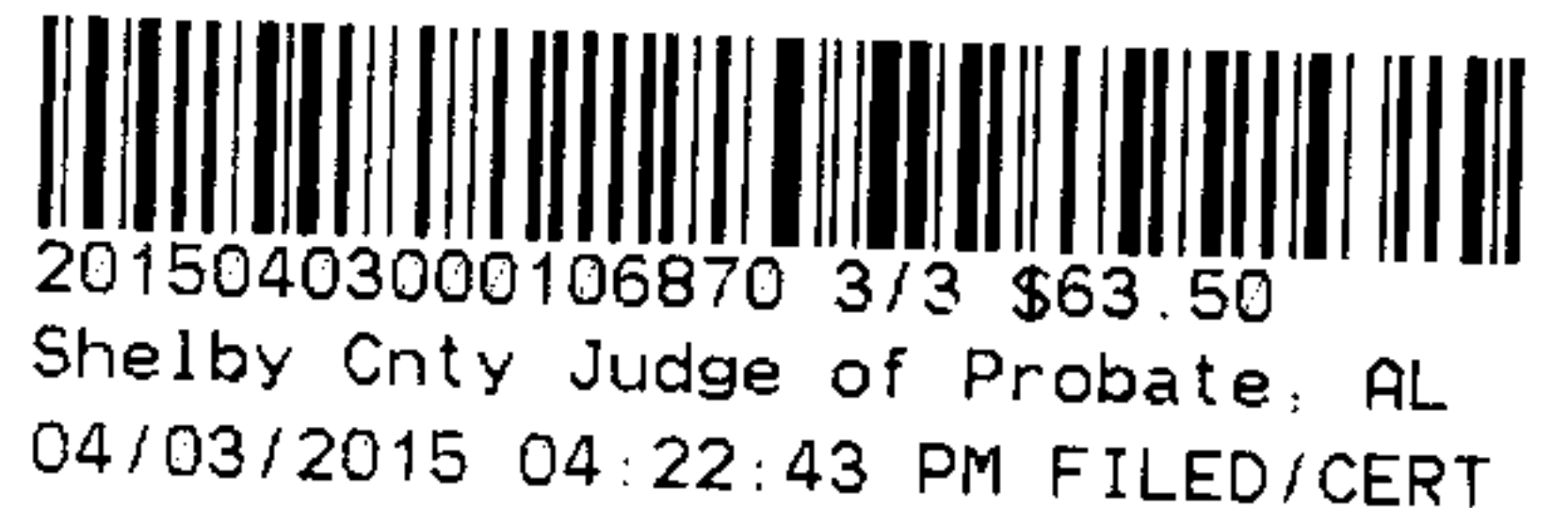
Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 42,225.19  
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 4-3-15

Print Alicia Richardson

☐ Unattested

Sign Alicia Richardson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1