


THIS INSTRUMENT PREPARED BY: SEND TAX NOTICE TO:

NAME: David Wayne Miles

ADDRESS 1054 Kelly Creek Way, Moody, Alabama 35004


20150511000155320 1/4 \$81.00
Shelby Cnty Judge of Probate, AL
05/11/2015 02:00:55 PM FILED/CERT

WARRANTY DEED (Joint With Right of Survivorship)

THIS FORM PROVIDED BY **ALABAMA TITLE CO., INC.**, Birmingham, Alabama

This Indenture, made this 6 day of May, 2015, between Tommie Stone Liles (deceased) having died on the 20th day of February 2015 and Samuel A. Liles (deceased) having died on the 22nd day of January 2004 and Nancy Yvonne Liles Miles as grantors and Nancy Yvonne Liles Miles and David Wayne Miles and Ashley Yvonne Miles Hendricks and Patrick David Miles and Nathan Lee Miles as grantees:

State of Alabama

COUNTY:

Know all Men by These Presents, that in consideration of Fifty-four thousand eight hundred and fifty DOLLARS (\$54,850.00) to the undersigned Nancy Yvonne Liles Miles GRANTOR (whether one or more), in hand paid by the David Wayne Miles and Nancy Yvonne Liles Miles and Ashley Yvonne Miles Hendricks and Patrick David Miles and Nathan Lee Miles GRANTEES herein, the receipt whereof is acknowledged, I or we, (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate, situated in County, Alabama, to-wit:

A PART OF THE Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, described as:

Commence at the Southwest corner of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence Easterly along the South line of said Section 7, a distance of 42.38 feet to a point on the Easterly right of way line of Shelby county Highway NO. 33; thence turn a deflection angle of 69 degrees 17 minutes 6 seconds left and run Northeasterly a distance of 310.53 feet to a point on the southeasterly right of way line of said Highway NO 33 and the point of beginning of the property being described; thence turn a deflection angle of 68 degrees 22 minutes 38 seconds and run 724.58 feet to a point on the Westerly right of way line of Interstate Highway No. 65 (I-65); thence turn a deflection angle of 58 degrees 46 minutes 25 seconds left and run Northeasterly along said right of way line a distance of 189.92 feet to a point; thence turn a deflection angle of 5 degrees 21 minutes 39 seconds right and continue Northeasterly along said right of way line a distance of 317.91 feet to a point; thence turn a deflection angle of 79 degrees 55 minutes 16 seconds left and run a distance of 132.27 feet to a point; thence turn a deflection angle of 90 degrees 0 minutes and 0 seconds left and run Southwesterly a distance of 208.71 feet to a point; thence turn a deflection angle of 90 degrees 0 minutes 0 seconds right and run a distance of 2.15 feet to a point; thence turn a deflection angle of 90 degrees 0

minutes 0 seconds left and run Southwesterly a distance of 246.79 feet to a point; thence turn a deflection angle of 44 degrees 38 minutes 9 seconds right and run Westerly a distance of 442.03 feet to a point on Southeasterly right of way line of said Highway NO. 33 in a curve to the left having a radius of 3,396.92 feet; thence turn a deflection angle of 56 degrees 40 minutes 8 seconds left to chord and run Southwesterly along the chord of said Highway curve a chord distance of 258.75 feet to the point of beginning.

Also, a parcel of land situated in the Southwest ¼ of the Southwest ¼ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Section 7, township 20 South, Range 2 West, Shelby County, Alabama and run thence Easterly along the South line of Said Section 7 a distance of 42.38 feet to a point; thence turn a deflection angle of 69 degrees 17 minutes 6 seconds left and run Northeasterly a distance of 310.53 feet to a point; thence turn 68 degrees 22 minutes 38 seconds right and run 724.58 feet to a point on the Westerly right of way line of Interstate Highway NO. 65 (I-65); thence turn a deflection angle of 58 degrees 46 minutes 25 seconds left and run northeasterly along said right of way line 189.92 feet to a point; thence turn a deflection angle of 5 degrees 21 minutes 39 seconds right and continue along said right of way line a distance of 317.91 feet to the point of beginning of the property being described; thence continue along last described course a distance of 50.78 feet to a point; thence turn a deflection angle of 79 degrees 55 minutes 16 seconds left and run Northwesterly a distance of 434.28 feet to a point on the Southeasterly right of way line of Shelby County Highway No. 33; thence turn a deflection angle of 90 degrees 0 minutes left and run southwesterly a distance of 50.0 feet to a point on the same said right of way line of same said Highway No. 33; thence turn a deflection angle of 90 degrees 0 minutes left and run a distance of 443.17 feet to the point of beginning.

TO HAVE AND TO HOLD to 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 6th day of May, 20 15.

Nancy Yvonne Liles Miles
Nancy Yvonne Liles Miles

WITNESSES:

Dwight T. Hunt

(SEAL)

Lana S. Nichols

(SEAL)

STATE OF ALABAMA) General Acknowledgment

COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Nancy Yvonne Liles Miles whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance (s)he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May, 20 15.

Lana S. Sten

Notary Public

My Commission Expires 8/15/16




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Real Estate Sales Validation Form

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

Grantor's Name	<u>Nancy Yvonne Liles Miles</u>	Grantee's Name	<u>Nancy Yvonne Liles Miles</u>
Mailing Address	<u>1054 Kelly Creek Way</u> <u>Moody, AL 35004</u>	Mailing Address	<u>David Wayne Mibs</u> <u>Ashley Yvonne Miles Hendricks</u> <u>Patrick David Miles</u> <u>Nathan Lee Miles</u>
Property Address	<u>N/A</u>	Date of Sale	<u>5/6/15</u>
		Total Purchase Price	<u>\$ 54,800.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 54,800.00</u>



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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Tax Records</u>
<input type="checkbox"/> Closing Statement	

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	<u>5/11/15</u>	Print	<u>Nancy Yvonne Liles Miles</u>
<input type="checkbox"/> Unattested	<u></u>	Sign	<u>Nancy Yvonne Liles Miles</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one