

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Jeremy D. Miles
7539 Spencer Lane, Unit 20A
Helena, AL 35080

20150806000270530

GENERAL WARRANTY DEED

08/06/2015 09:26:36 AM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety-Nine Thousand And No/100 Dollars (\$99,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, James Ernest Dilbeck and wife, Kimberly M. Dilbeck, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jeremy D. Miles (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

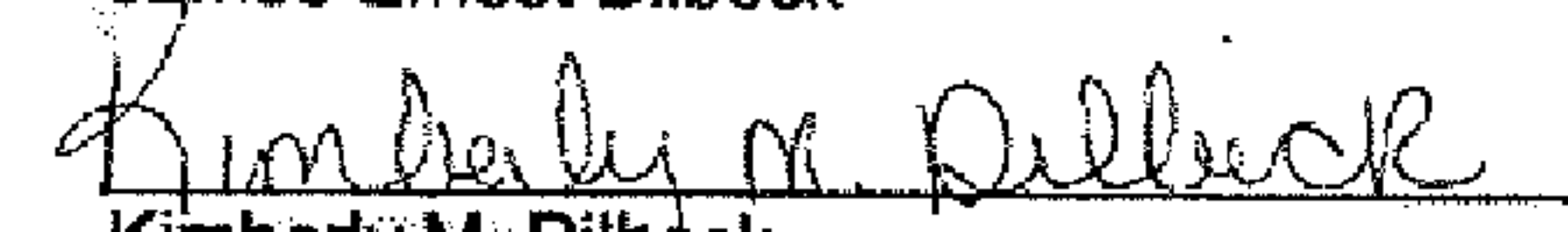
Lot 20-A, according to the Resurvey of Lots 7-26, Wyndham Townhomes, as recorded in Map Book 24, Page 15, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Ninety-Seven Thousand Two Hundred Six And No/100 Dollars (\$97,206.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

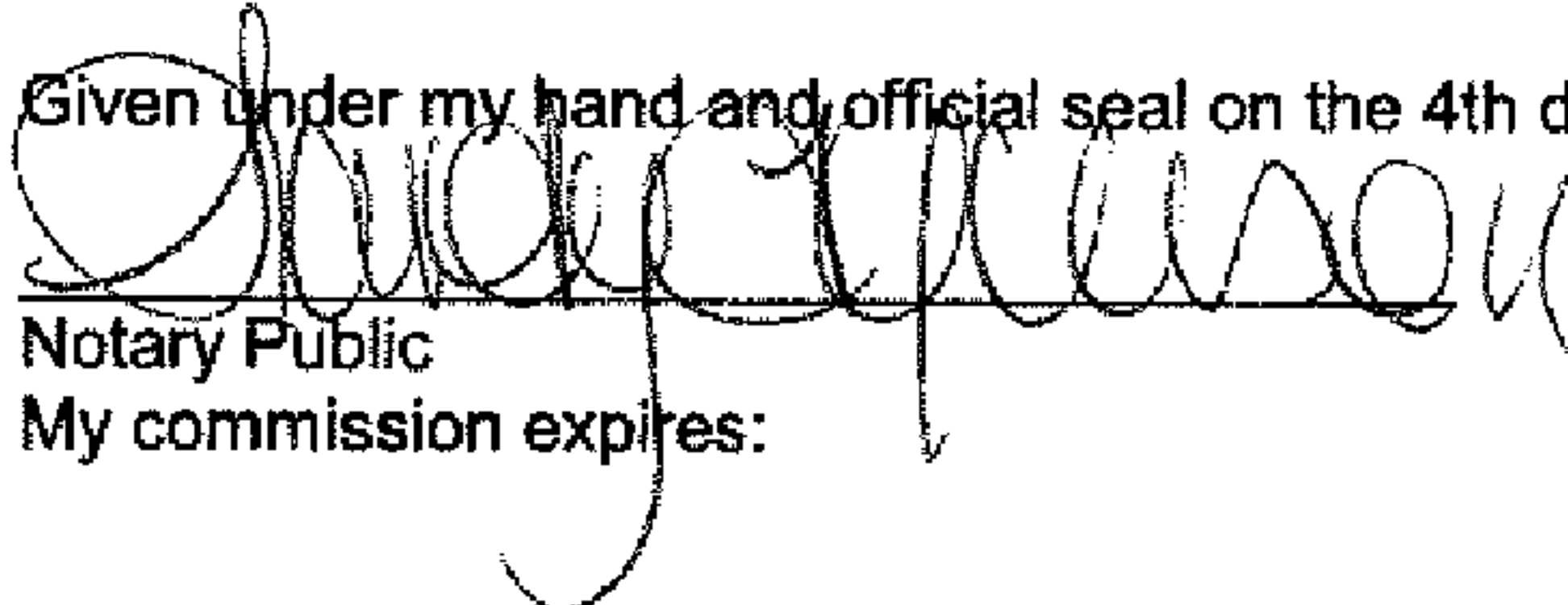
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 4, 2015.

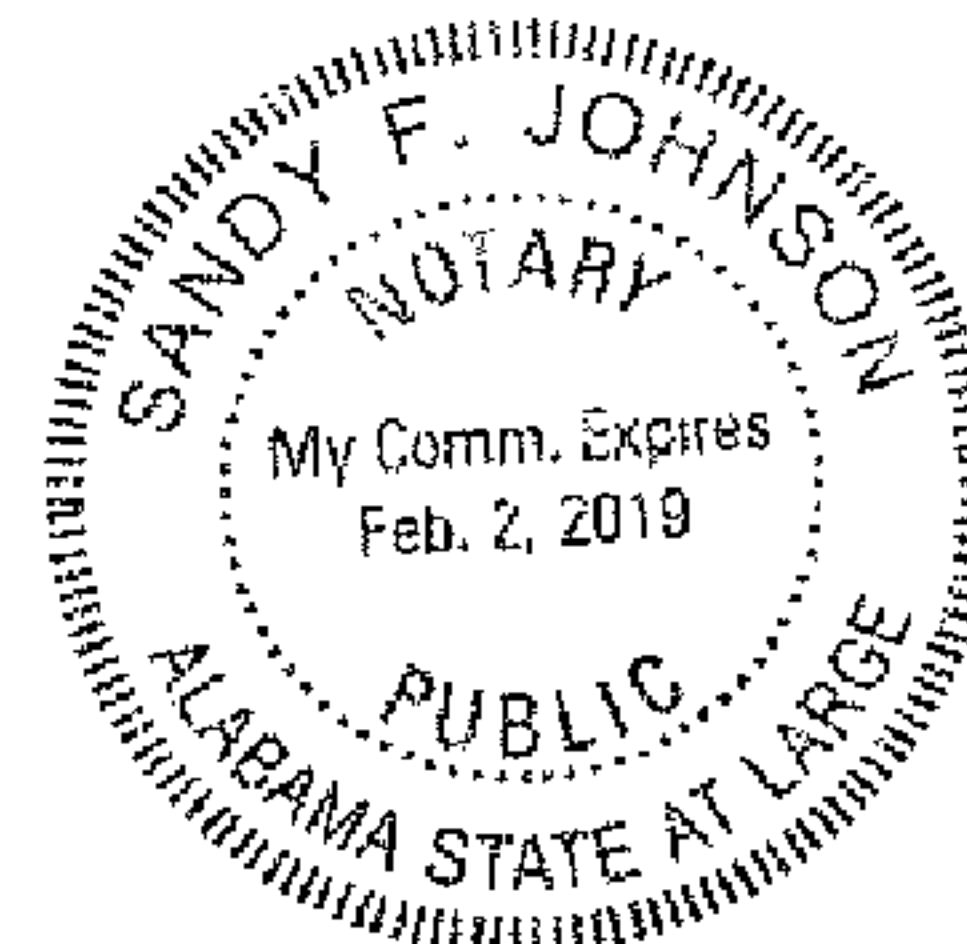

James Ernest Dilbeck

Kimberly M. Dilbeck

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Ernest Dilbeck and Kimberly M. Dilbeck, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 4th day of August, 2015.


Notary Public
My commission expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	James Ernest Dilbeck and Kimberly M. Dilbeck	Grantee's Name	Jeremy D. Miles
Mailing Address	7539 Spencer Lane, Unit 20A Helena, AL 35080	Mailing Address	1027 Garden Place Hoover, AL 35216
Property Address	7539 Spencer Lane, Unit 20A Helena, AL 35080	Date of Sale	August 4, 2015
		Total Purchase Price	\$99,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other: _____
☒ 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 - James Ernest Dilbeck and Kimberly M. Dilbeck, 7539 Spencer Lane, Unit 20A, Helena, AL 35080.

Grantee's name and mailing address - Jeremy D. Miles, 1027 Garden Place, Hoover, AL 35216.

Property address - 7539 Spencer Lane, Unit 20A, Helena, AL 35080

Date of Sale - August 4, 2015.

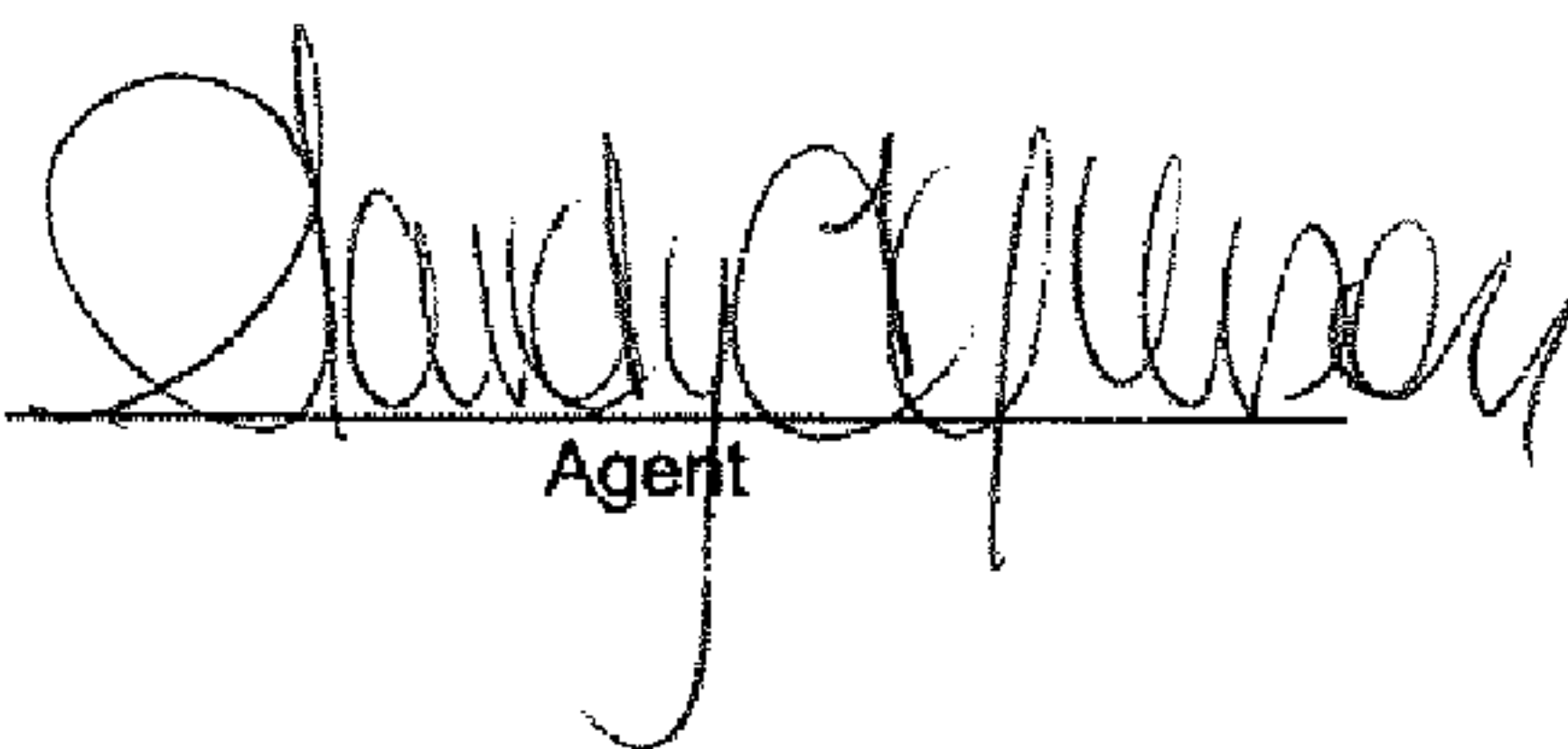
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

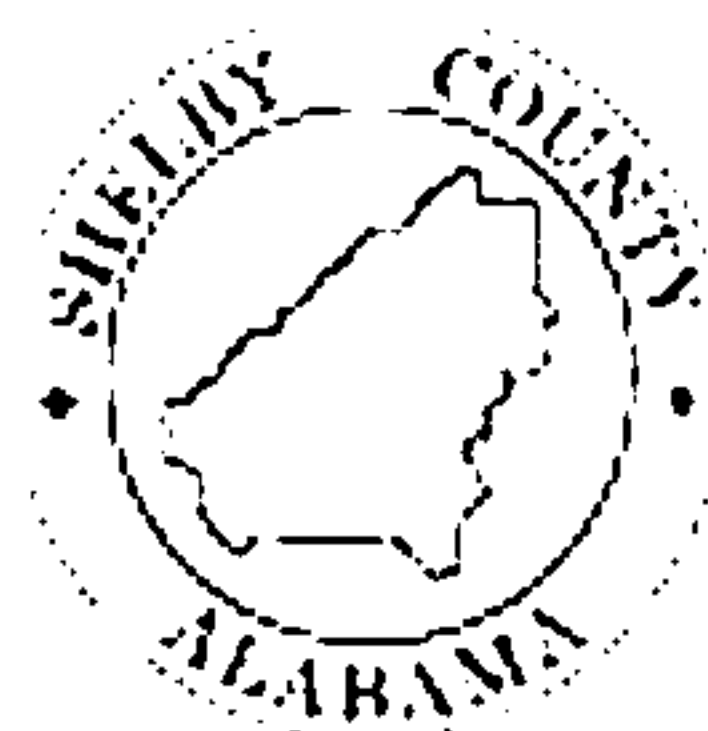
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: August 4, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/06/2015 09:26:36 AM
\$19.00 DEBBIE
20150806000270530

