

This instrument was prepared by:
Marcus L. Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send tax notice to:
Dawn C. Moore
4812 Keith Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED


20150909000314410 1/3 \$24.50
Shelby Cnty Judge of Probate, AL
09/09/2015 09:11:31 AM FILED/CERT

State of Alabama
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Forty-One Thousand and No/100-----(\$241,000.00)** Dollars, the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

David K. Miller and wife, Lisa G. Miller, whose mailing address is:

3550 Grandview Pkwy Apt 725 ; Birmingham, AL 35243

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Dawn C. Moore, whose mailing address is:
4812 Keith Drive, Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, the address of which is: **4812 Keith Drive, Birmingham, AL 35242** to-wit

See Exhibit "A" Attached Hereto for Legal description.

Subject to: All easements, restrictions and rights of way of record.

\$236,634.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee

simple of said premises; and 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.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 31st day of August, 2015.

David K. Miller
David K. Miller

Lisa G. Miller
Lisa G. Miller

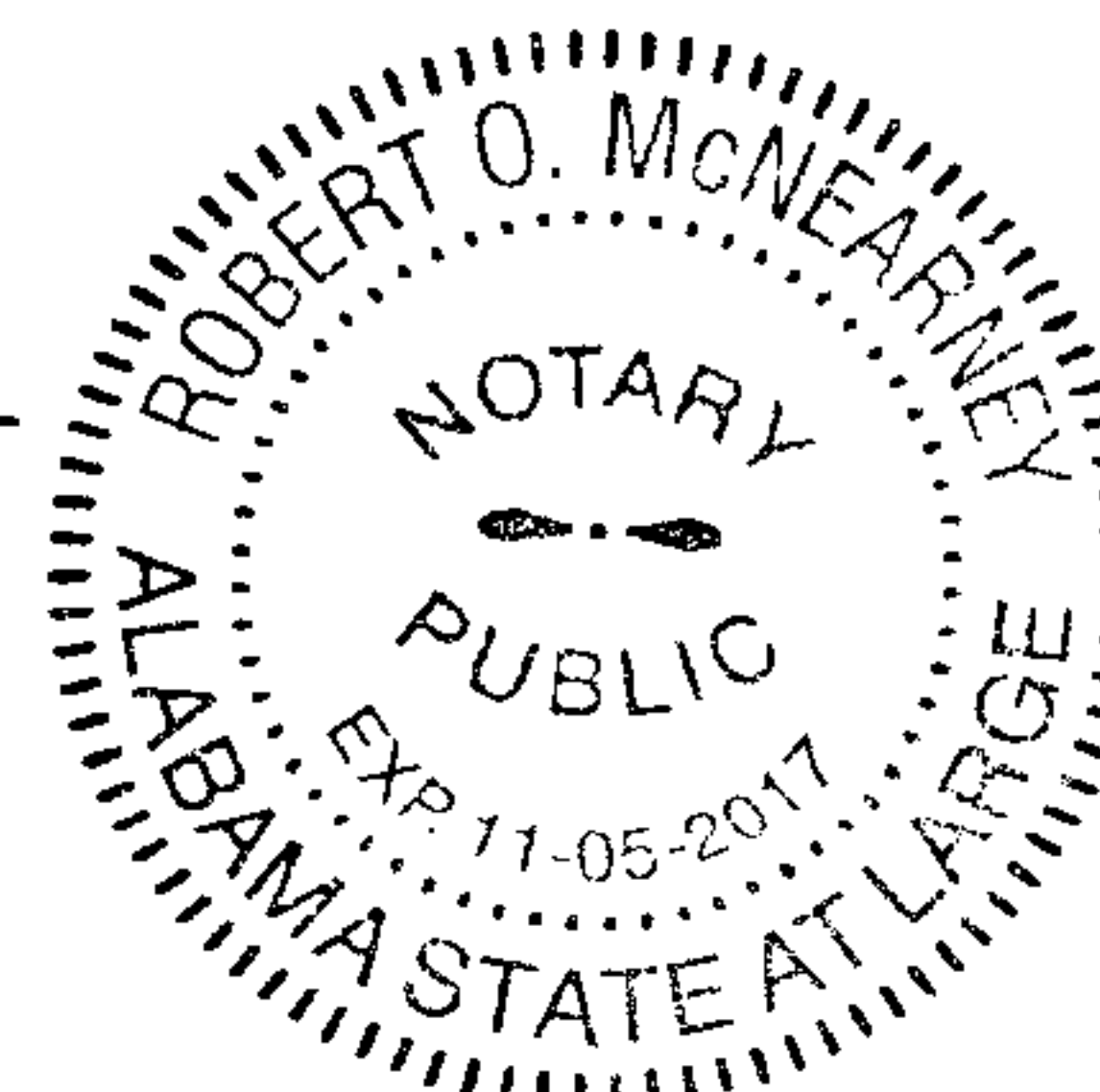
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David K. Miller and wife, Lisa G. Miller, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2015.

Robert O. McNearney
NOTARY PUBLIC

My Commission expires: 11/5/17



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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 15-1636

Parcel I:

Lot 3, Block 14, according to the Map and Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.

Parcel II:

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of Lot 3, Block 14, of Broken Bow South, as recorded in Map Book 11, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama, also being the Point of Beginning; thence run Easterly along the Southern line of said Lot 3, Block 14, a distance of 120.11 feet to the Southeast corner of said lot; thence right 85 degrees 07 minutes 42 seconds Southerly along the prolongation of the East line of Lot 3, a distance of 5.15 feet; thence right 94 degrees, 52 minutes, 25 seconds, parallel to the South line of Lot 3, a distance 120.11 feet; thence right 87 degrees 47 minutes 03 seconds a distance of 5.14 feet North along the prolongation of the West line of Lot 3 to the Point of Beginning.

