

Send tax notice to:
John C. Miller and Dana C. Miller
4128 Kesteven Drive
Birmingham, AL 35242

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewawrt
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby

1/2 1 day
\$241,000

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and no/100 Dollars (\$10,000.00) in hand paid to the undersigned **John Colten Miller and Dana C. Miller, Husband and Wife, and Roger M. Miller, a married man** (hereinafter referred to as "Grantors"), by **John Colten Miller and Dana C. Miller** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 215, according to the Survey of Brook Highland, 6th Sector, 4th Phase, as recorded in Map Book 15, Page 106, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

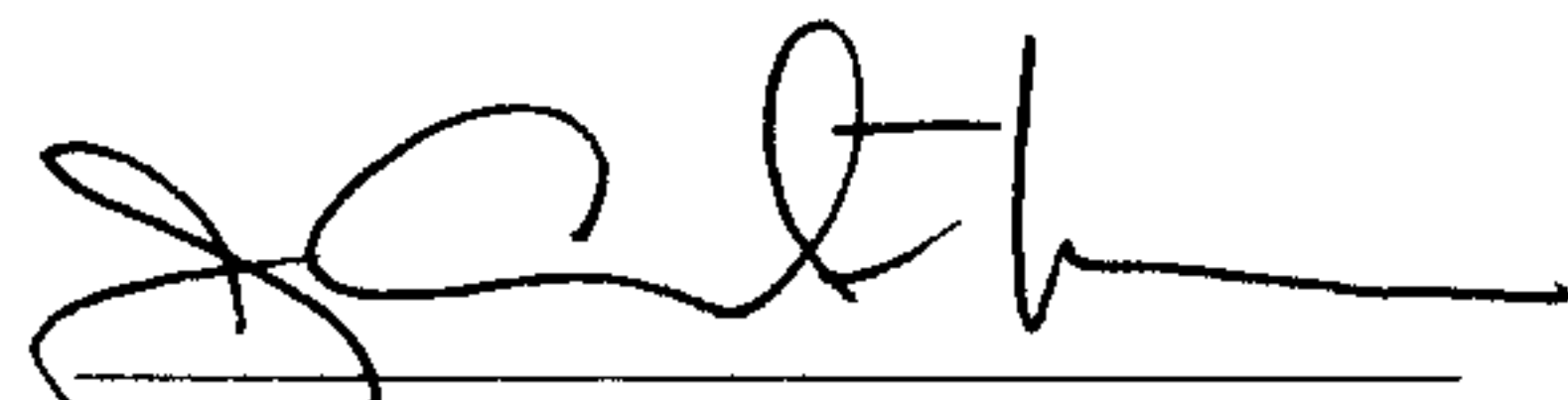
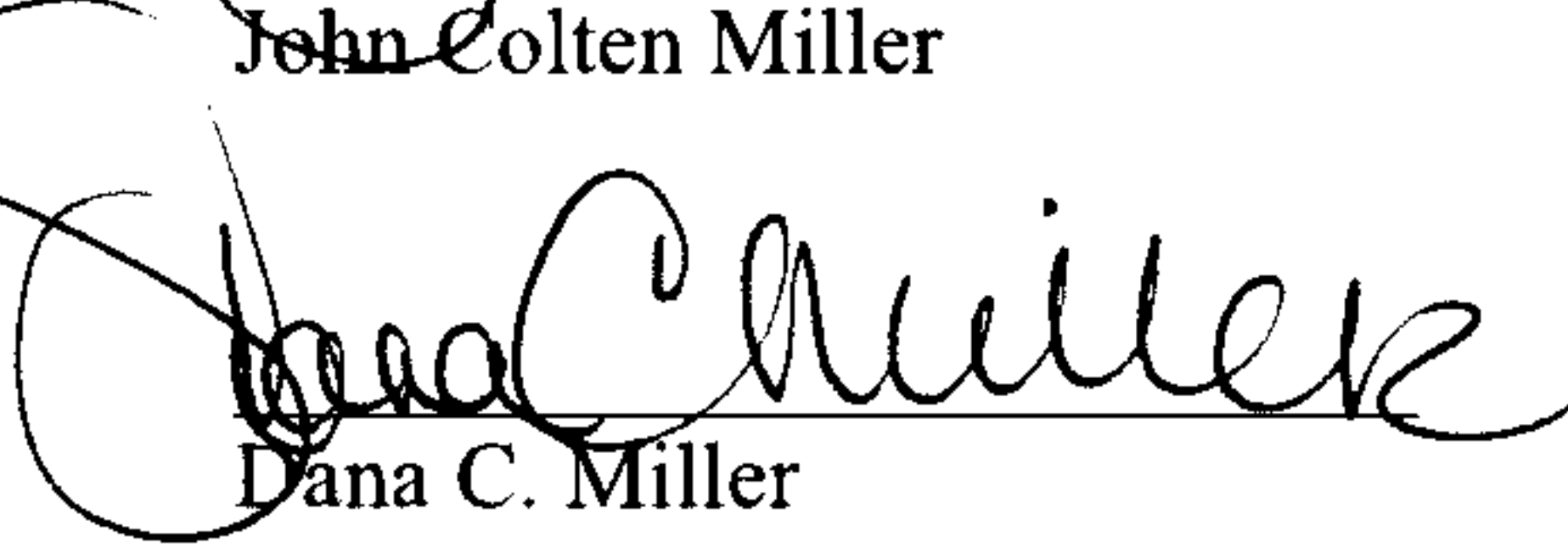
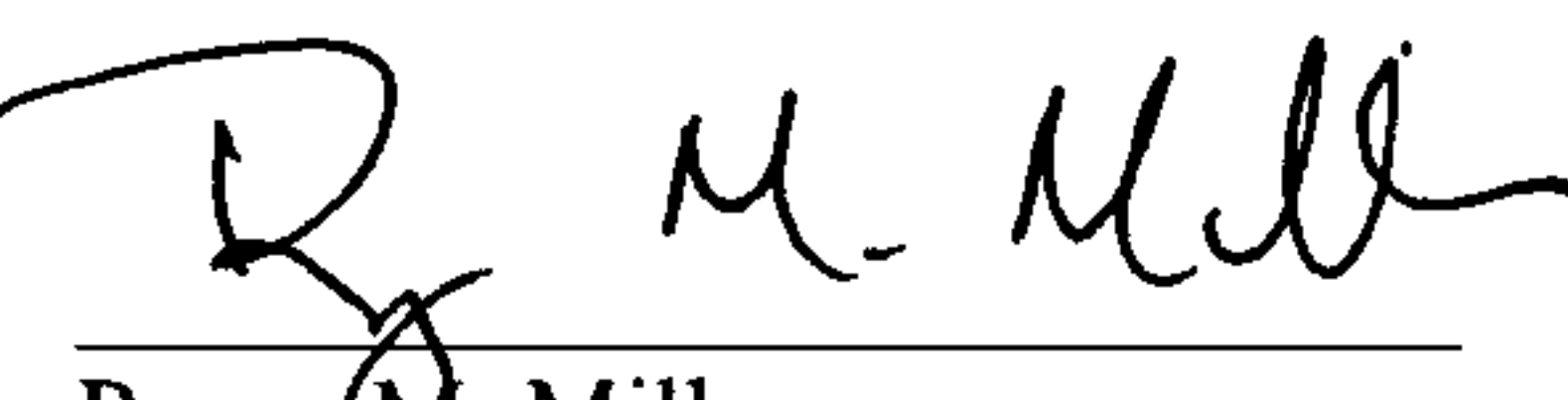
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

John C. Miller is one and the same person as John Colten Miller.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors, John Colten Miller, Dana C. Miller and Roger M. Miller have hereunto set their signatures and seals on April 22, 2016.


John Colten Miller

Dana C. Miller

Roger M. Miller

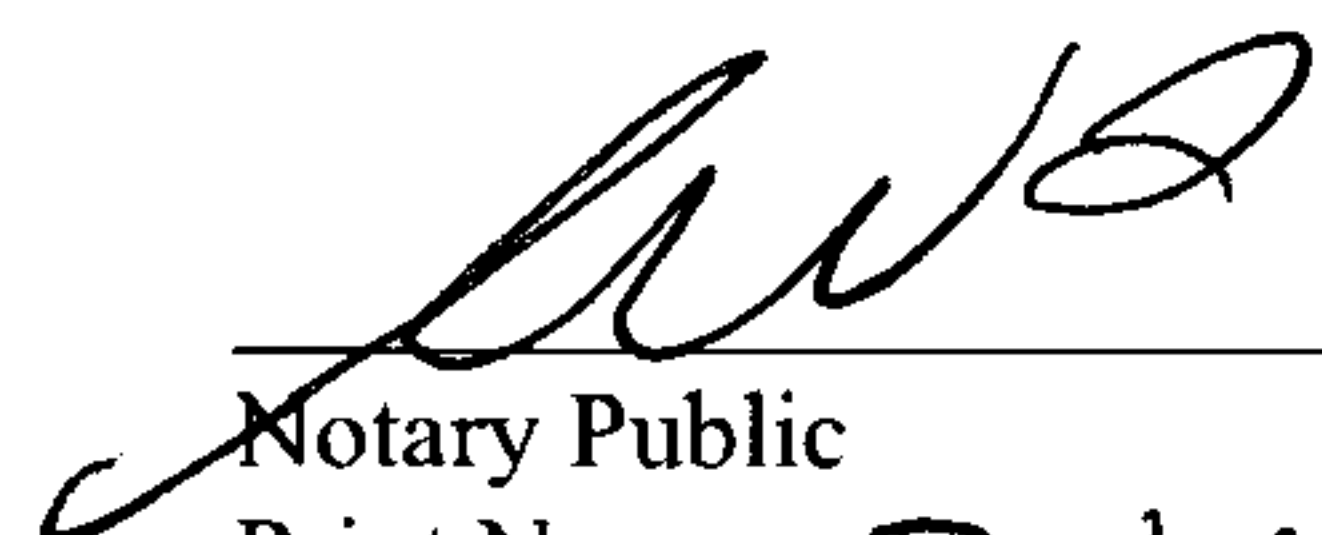
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Colten Miller and Dana C. Miller, Husband and Wife, and Roger M. Miller, a married man whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of April, 2016.

(NOTARIAL SEAL)




Notary Public
Print Name: DAVID W. LEWIS
Commission Expires: 3/25/17



20160502000143260 2/3 \$261.00
Shelby Cnty Judge of Probate, AL
05/02/2016 07:57:50 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name John Colten Miller & Dana Miller Grantee's Name John Colten Miller and Dana C. Miller
Mailing Address Roger M Miller Mailing Address 4128 Kesteren Dr
4128 Kesteren Dr Birmingham AL 35242
Birmingham AL 35242
Property Address 4128 Kesteren Dr Date of Sale _____
Birmingham AL 35242 Total Purchase Price \$ 241,000
or 1/2 value
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 - 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 4/28/14

Print David Lewis

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20160502000143260 3/3 \$261.00
Shelby Cnty Judge of Probate, AL
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